

# Part IV

## Lakeside Community Plan

San Diego County General Plan - 1990

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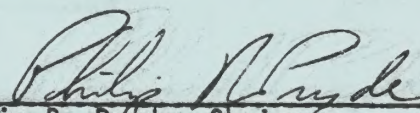
ADOPTED BY  
BOARD OF SUPERVISORS  
DECEMBER 19, 1975  
GPA 75-02  
REVISED  
DECEMBER 19, 1979  
GPA 79-02

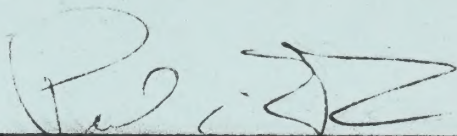
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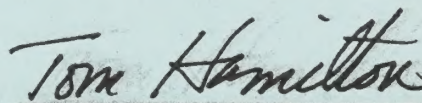
## CERTIFICATE OF ADOPTION

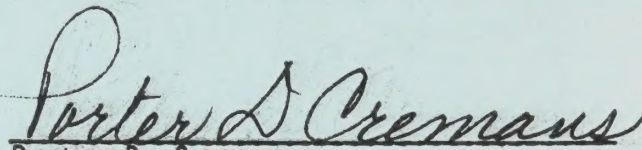
I hereby certify that this Plan, consisting of a map and this text, as revised by General Plan Amendment (GPA) 79-01, Subitem (7) and (GPA) 79-02, is the Lakeside Community Plan and is a part of the Land Use Element, Section II, Part IV, of the San Diego County General Plan - 1990, and that it was approved by the San Diego County Planning Commission on the 22nd day of June, 1979 (GPA79-01) and the 9th day of November, 1979 (GPA79-02).

  
Philip R. Pryde, Chairman

  
Attest: Paul C. Zucker, Secretary

I hereby certify that this Plan, consisting of a map and this text, as revised by General Plan Amendment (GPA) 79-01, Subitem (7) and (GPA) 79-02, is the Lakeside Community Plan and is a part of the Land Use Element, Section II, Part IV, of the San Diego County General Plan - 1990, and that it was adopted by the San Diego County Board of Supervisors on the 24th day of October, 1979 (GPA79-01) and the 19th day of December, 1979 (GPA79-02).

  
Tom Hamilton, Chairman

  
Attest: Porter D. Cremans  
Clerk of the Board

Adopted December 19, 1975, GPA 75-02  
First Amendment August 25, 1977, GPA77-01  
Second Amendment October 5, 1978, GPA78-02  
Third Amendment October 24, 1979, GPA79-01  
Fourth Amendment December 19, 1979, GPA79-02

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## CHAPTER 1

### INTRODUCTION

#### PURPOSE AND CONTENT OF THE PLAN

The Lakeside Community Plan has been prepared as a guide for the orderly development of future growth within the community. The Plan embodies a set of proposals that will direct the resources and energies of both public and private groups in their efforts to attain a desirable community. It will provide a framework for making decisions about how Lakeside will develop in the next twenty years. The Board of Supervisors will use the Plan for determining policies regarding major development problems and opportunities in Lakeside. The Planning Commission will utilize the Plan as a foundation for recommending development actions to the Board and for preparing and recommending specific programs to implement its provisions. Public Agencies will be given a basis for coordinating their individual plans and activities with the community's desired development proposals. Finally, the public-at-large and individual interest groups will be offered guidance in making their own development decisions.

The contents of the Plan document reflect the process by which the citizens of Lakeside and planning staff worked to prepare a plan for future development. The first step involved compiling an inventory and analysis of existing conditions, a description of the community's land use, socio-economic, and institutional characteristics. These findings identified major development problems and opportunities in Lakeside and served as a basis for citizens to formulate long-range community objectives. Chapter III embodies the goals of the community, statements of intent by the citizens and Board of Supervisors as to the direction in which development should proceed in the next twenty years. The Lakeside Plan contained in Chapter IV offers guidelines as to how the community may reach its goals. It is the purpose of the Plan Elements to provide more detailed recommendations for the location, distribution, and intensity of various land uses. Thus, upon adoption by the Board of Supervisors, the San Diego County General Plan will be amended to reflect the Land Use and Circulation Elements that are proposed in the Plan. The adoption of the Lakeside Plan does not complete the planning process. Continued study and support from both the private and public sectors are required to implement the provisions of the Plan. The recommendations provide specific standards and programs for bringing the Plan proposals into reality. In addition, they provide direction for the phasing of development over the next twenty years so that the uses of land and the services that support them can proceed in an orderly manner.

It should be pointed out that the Lakeside Plan is not intended to be interpreted as a map showing specific land uses in a precise location; nor does the Plan itself rezone property. These functions are performed by more precise detailed plans, subdivision regulations, capital improvements program, and The Zoning Ordinance. All plan proposals for changes in land use or amendments to County ordinances will require subsequent public hearings through the regular legislative process.



## DESCRIPTION OF THE PLANNING AREA

The community of Lakeside is located in the western foothills of the Cuyamaca Mountains, on the San Diego River about 21 miles northwest of the City of San Diego. The area now known as Lakeside was originally part of the vast land grant of Rancho El Cajon; 6,600 acres of which were sold to the El Cajon Valley Land Company in 1886. This company mapped the townsite and named it Lakeside after Lindo Lake. The many lakes and parks in the vicinity have always contributed to Lakeside's lure as a tourist attraction.

In addition to tourism, the area has many natural agricultural advantages and is known for its horses, chicken ranches, hay and dairy farming along the river bottom lands, and tree crops such as olives, citrus fruits, avocados, peaches, and apricots in the nearby uplands.

The discovery of high quality construction sand in the river bottom has converted some of this agricultural land to the extractive industry. Concurrently, the construction demands of the San Diego region are expected to make sand and gravel extraction in Lakeside an important industrial base for the next several decades.

For many years, the atmosphere remained primarily rustic in Lakeside and the rural-residential life style was not seriously threatened; then, significant subdivision development gradually started to change Lakeside from an agricultural area to a rural-residential community from which many residents commuted to work outside the area.

The decades of the 1950's and the 1960's brought population increases and the citizens began to see urbanization to the west and to the south. In 1950 the area had fewer than 4,000 people but by 1960 the population had grown to over 19,000 persons while, according to the 1970 Federal Census the population amounted to approximately 24,000 people. These growth statistics may not seem dramatic in an area of about 75 square miles wherein 84% of the land is vacant, but the citizens, in surveying their area -- bounded generally by the City of El Cajon on the south, Santee and Poway to the west, Ramona to the north, and Alpine to the east -- decided that the time for community action had arrived.

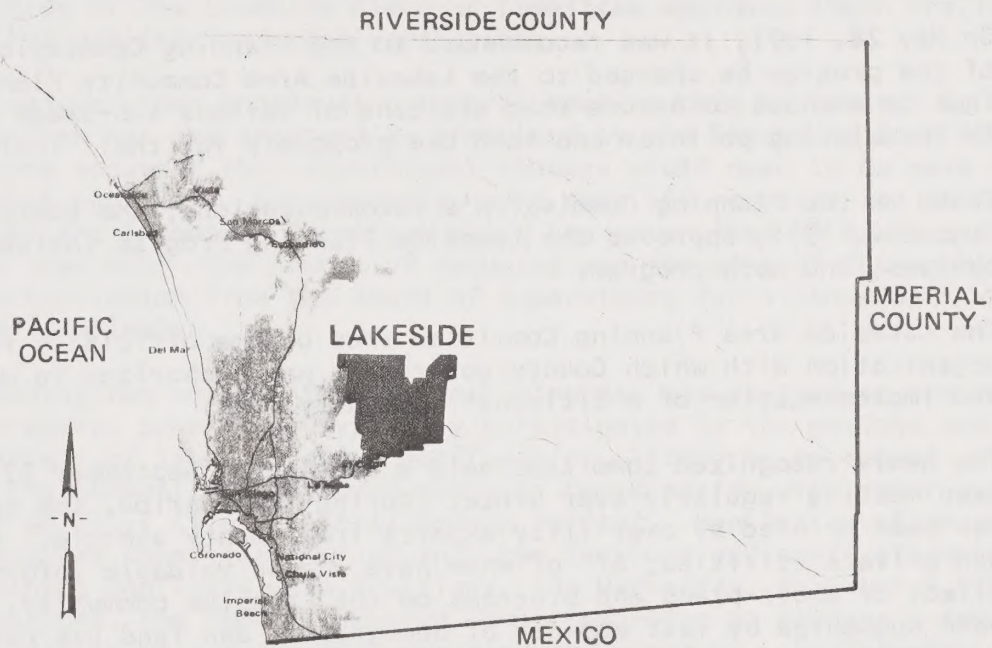
## HISTORY OF PLANNING EFFORT

The accelerated pace of population growth and urban development in Lakeside in recent years generated a very strong interest in community planning, culminating in a meeting in October, 1968, between the staff of the County's Community Planning Division and 700 concerned Lakeside citizens, more than 400 of whom had signed a petition for a community planning program. Early in 1970, based on a Planning Commission recommendation, the Board of Supervisors authorized the County Planning Department to assist Lakeside in organizing a community planning program.

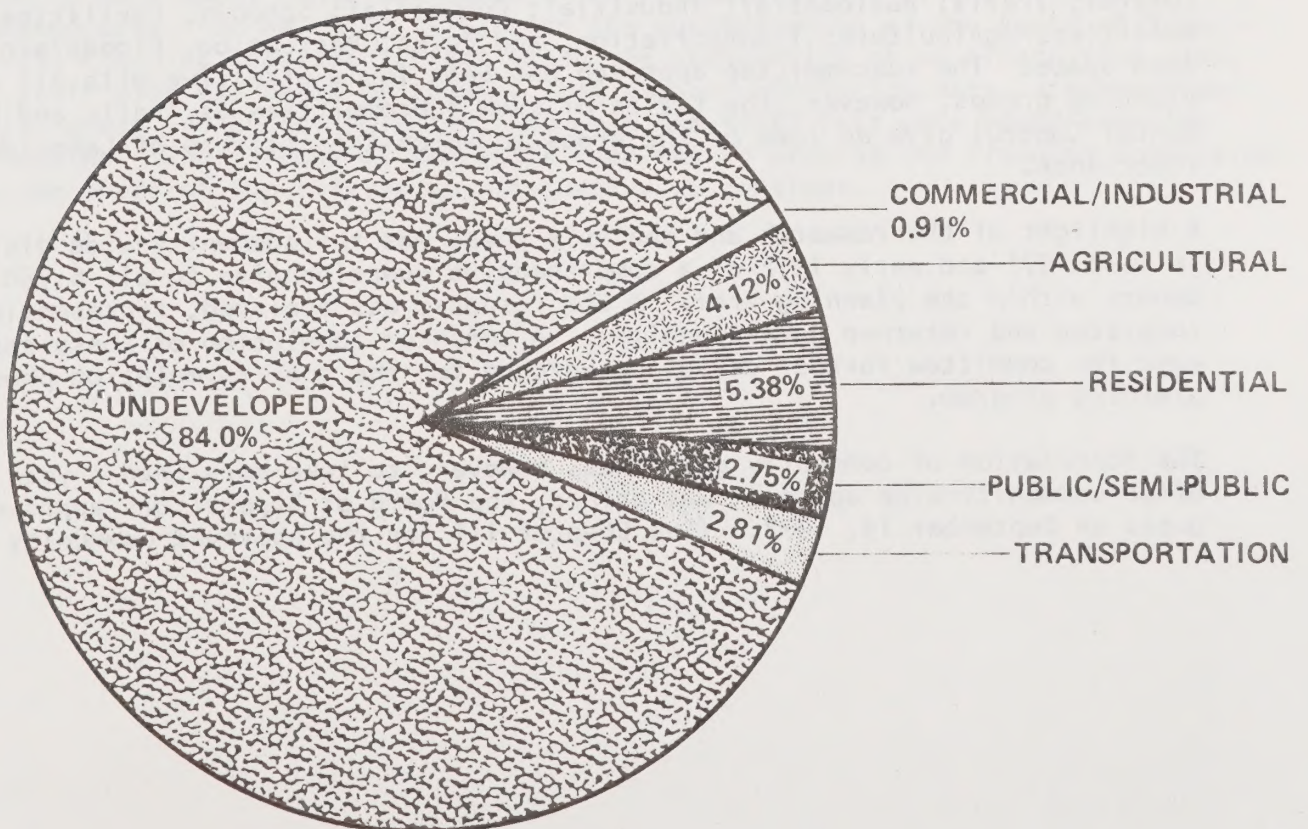
On April 7, 1970, a community-wide meeting was held at which the staff of the Community Planning Division explained the planning program. Of the 400 in attendance, 140 expressed a willingness to serve on an executive committee while the remainder formed the nucleus of a general committee open to all residents, property owners, business operators, and anyone having a genuine interest in the betterment of the community. At a subsequent meeting, officers were elected and subcommittees were organized to prepare by-laws and a work program, and to recommend Plan boundaries.



## LAKE SIDE IN THE COUNTY



## LAND USE INVENTORY





As it unexpectedly turned out, these tasks were to take almost 16 months. During this period, it was decided to delete the area known as Dunbar Lane but to retain the Los Coches-Blossom Valley area within the Plan's boundaries.

On May 28, 1971, it was recommended to the Planning Commission that the title of the program be changed to the Lakeside Area Community Plan and that the by-laws be amended to assure that citizens of various sub-areas would have a voice in formulating policies and land use proposals for their individual neighborhoods.

Based on the Planning Commission's recommendations, the Board of Supervisors, on August 2, 1971, approved the Lakeside Planning Program including the boundaries, by-laws, and work program.

The Lakeside Area Planning Committee thus became officially recognized as the organization with which County government was authorized to work in the preparation and implementation of a citizens' community plan.

The newly recognized committee held a meeting on September 22, 1971, and has been meeting regularly ever since. During that period, the executive committee has been briefed by over fifty experts from County agencies, special districts, and private utilities, all of whom have shared valuable information as to the effect of their plans and programs on the Lakeside community. This input has been augmented by vast amounts of demographic and land use data made available by the staff of the Community Planning Division.

After a 6 to 8 month period of orientation the committee moved into the research and analysis phase of its planning program. In order to assimilate the data made the executive committee organized the following nine subcommittees: Environmental Control; Trails; Residential; Industrial; Commercial; Schools, Facilities, and Utilities; Agriculture; Transportation; and Parks, Recreation, Floodplain and Open Space. The subcommittee approach has been found effective with all community planning groups, however, the titles of such subcommittees as Trails and Environmental Control give an idea of the areas to which the citizens of Lakeside attach importance.

A highlight of the research and analysis phase was the community-wide distribution in late 1971 and early 1972 of a comprehensive questionnaire to all 6,750 property owners within the planning area. A 26% response was achieved, representing 1,740 completed and returned questionnaires. A computer tabulation of these responses gave the committee further useful background for the goal formulation phase of the planning program.

The formulation of community goals was, however, to take more than a year to complete. After community-wide approval was gained, the Board of Supervisors approved the goals on September 19, 1973. (See Chapter III for the approved community goals.)



A series of alternative land use plans was then prepared by the staff of the Community Planning Division using the approved Goals as a guide. The synthesis of many meetings and much deliberation culminated in July of 1974, when the Executive Committee of the Lakeside Planning Committee approved their Preliminary Community Plan for publication and distribution.

Community approval was then sought at a general meeting held on October 2, 1974. The Preliminary Plan was not approved as presented by the Executive Committee, and it soon became apparent that significant changes would need to be made in order to gain that approval. Subsequently, more than 150 requests for change were submitted to the Executive Committee which has grown from 43 members prior to October 2 to over 400. The number of requests and the size of the committee necessitated authorization from the Board of Supervisors for a four-month extension of time for completion.

During the following two months, the original plan map was revised at the request of individual property owners who typically participated in the motions and voted on their own parcels of land. Despite staff advice, little or no regard was given to basic data, the community's approved goals or coordination with other agency plans or County policies (i.e., Initial Growth Policy). Meeting as often as twice a week, the Executive Committee divided into two factions and staff attempts to resolve the widening conflicts were fruitless. On Wednesday, December 4, 1974, over staff objections, the "new" Executive Committee voted to approve a revised plan map and submit it to the general community for approval. On Saturday, December 21, 1974, by a vote of 353 to 251, citizens of Lakeside approved a revised Preliminary Lakeside Community Plan Map.

During January and February of 1975, it became increasingly apparent that the Planning Department could not support the recommendations of the citizens' prepared plan. On March 5, 1975, upon the authorization of the Board of Supervisors, Planning Department staff began the preparation of an alternative plan. The staff plan was based on updated land use and population data, approved community goals and County policies, and what the staff felt were sound planning principles. The purpose of the Staff Plan was to provide the Planning Commission and the Board of Supervisors an alternative to consider.





## CHAPTER 2

### EXISTING CONDITIONS AND ISSUES

#### LAND USE CHARACTERISTICS

##### Private

The rural-residential open space character sought by Lakeside's present residents has understandably affected land use patterns. The agricultural life-style of previous years has given way to smaller scale farming and many homes in the residential areas of Lakeside have small horse corrals evidencing a relatively high degree of horse ownership. The residents of the plan area wish to further establish and maintain the aesthetic aspects of the overall rural character of their community.

In December, 1974, 84% of the 75 square mile expanse of the Lakeside Planning Area was undeveloped and 3.5% of this open space was in lakes and reservoirs. An additional 2.5% of the total area is devoted to recreational uses.

The predominant usage of the developed area in Lakeside is residential, accounting for 6% of the total area. However, residential uses prevail in 40% of the developed area. Single-family dwellings predominate, being 82% of all residential uses. Slightly more than 1% of the total area is in two-family, multi-family, and mobilehome occupancy. Correspondingly, 6.5% of the land is zoned for single-family, about 1/2 of 1% for duplexes and about 1/4 of 1% is zoned for multi-family usage. The majority of single-family residential development is located in central Lakeside in such subdivisions as Bostonia, Glenview, Johnstown, Lakeview, Winter Gardens, Rockcrest, and Eucalyptus Hills. Other single-family development is dispersed throughout the planning area, such as that along El Nopla Drive and the developments in Morena and Blossom Valley. The majority of duplexes and multi-family uses were confined to the town center in 1974, while about thirty mobilehome parks were scattered throughout the planning area. Many homes were developed on a lot split basis with only minimum street improvements required.

In 1974, about 16% of the area was zoned for agriculture, but agricultural uses prevailed on a mere 2.5% of the planning area. Trends indicate that much of the acreage devoted to large scale agricultural operations is giving way to smaller scale uses. In 1974, residential usage predominated in the A-1(1) Zone, industrial uses were prevalent in the A-3(8) Zone, most of the land in the A-2(2), A-3(1), and A-3(2) Zones was vacant; and agricultural usage occupied 100% of the A-4(8) Zoning category. As of 1974 there was one agricultural preserve of 4 1/3 acres which must remain in that usage until 1979.



## **LAND USE TABLE**

CATEGORY	GENERAL USE	ACRES	% OF TOTAL AREA	DWELL-ING UNITS
RESIDENTIAL	Single Family	2,180.3	4.51	6,412
	Two Family	34.3	0.07	236
	Three or More Family	27.4	0.05	544
	Mobilehomes	356.8	0.73	2,799
	<b>Total</b>	<b>2,598.8</b>	<b>5.38</b>	<b>9,991</b>
COMMERCIAL	Retail Stores	28.5	0.05	—
	Office and Personal Services	16.0	0.03	—
	Motel	2.0	0.00	7
	Wholesale	51.6	0.10	—
	<b>Total</b>	<b>98.1</b>	<b>0.20</b>	<b>7</b>
INDUSTRIAL	Extractive Industry	256.2	0.53	—
	Light Industry	46.7	0.09	21
	Heavy Industry	43.1	0.08	—
	<b>Total</b>	<b>346.0</b>	<b>0.71</b>	<b>21</b>
AGRICULTURAL	Grain, Pasture, Fallow	1,047.6	1.24	—
	Tree, Vine	323.5	0.66	—
	Livestock and Poultry	619.8	1.28	—
	<b>Total</b>	<b>1,990.9</b>	<b>4.12</b>	<b>—</b>
PUBLIC	Commercial Recreation (Theatres, etc.)	219.7	0.45	—
	Recreation (Golf Courses, Parks, etc.)	852.1	1.76	—
	Public, Semi-Public (Schools, Churches, etc.)	195.6	0.40	183
	Utilities	53.5	0.11	—
	Military	9.3	0.02	—
	<b>Total</b>	<b>1,330.2</b>	<b>2.75</b>	<b>183</b>
TRANSPORTATION	Road Rights-of-Way	1,316.4	2.72	—
	Transportation and Parking	44.0	0.09	—
	<b>Total</b>	<b>1,360.4</b>	<b>2.81</b>	<b>—</b>
<b>Developed Area Total</b>		<b>7,724.4</b>	<b>16.00</b>	<b>10,202</b>
UNDEVELOPED AREA	Vacant	39,438.1	82.59	—
	Water Areas	1,127.7	2.33	—
	<b>Total</b>	<b>40,565.8</b>	<b>84.00</b>	<b>—</b>
<b>GRAND TOTAL</b>		<b>48,290.3</b>	<b>100.00</b>	<b>10,202</b>



A relatively small portion consisting of 500 acres or less than 1%, was devoted to and zoned for commercial and industrial usage with commercial development concentrated in the town center area. However, there are a number of neighborhood convenience centers, and other small commercial developments distributed throughout the planning area. Most commercial developments are local service oriented, with regional facilities located outside the planning area in the City of El Cajon.

Nearly four-fifths of the industrial land usage is devoted to the extractive industry, located primarily in the San Diego Riverbed. Other industry ranges from small, interdependent shops to larger scale, light manufacturing and warehousing activities.

Much of the community's 38,975 vacant acres are in public ownership and are expected to remain undeveloped during the life of the Plan primarily because of problems of topography and inaccessibility. The 443 acres in the El Monte Agricultural Preserve are expected to remain in Open Space at least during the remaining years of the contract.

#### Parks, Recreation, and Open Space

There are three regional parks and two community parks within the Plan Area, all of which are administered by the County. San Vicente Reservoir Park (1,373 acres) is used for fishing, but planned future expansion will create camp sites. Lake Jennings (540 acres) is also used for fishing and has 80 improved sites and 20 primitive camping sites. An improved site has a pad and other facilities for trailer use, while a primitive site is for tent use and has only basic facilities. Campers are permitted to stay two weeks. El Monte Park (390 acres) is a day use facility having extensive barbecue facilities for group picnics and active recreational areas. Flinn Springs (40 acres) is a day use facility having family picnic areas. It also has facilities for youth camping by Boy Scouts and similar organizations.

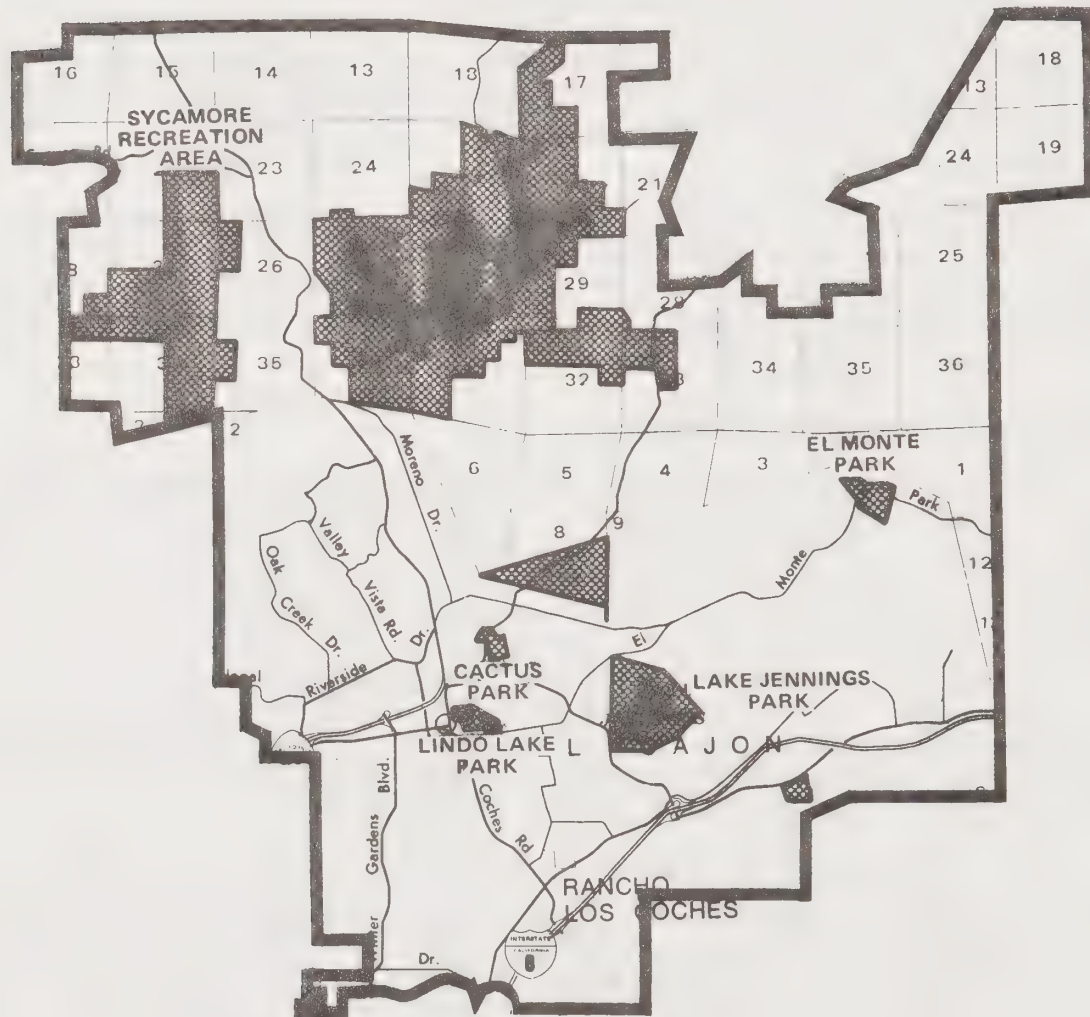
There are two proposed parks which, when developed, will help preserve the community's open space atmosphere. There are the Stelzer property, a recently donated 300 acre regional park area on Wildcat Canyon Road and the Minshall property, another regional park property under life estate status, also off Wildcat Canyon Road on the north side overlooking San Vicente Lake. Lindo Lake Community Park (54 acres) bears special mention because the community derives its name from this park, which is located within the town center and is an oasis within the surrounding suburban development. It has day use picnic facilities suitable for family or group use.

Also located in the Plan Area are a golf course, a commercial amusement park, private stables, and a number of privately operated recreational campgrounds to serve the growing number of recreational vehicles.

These private recreational facilities are considered an important supplement to services provided by the public sector while contributing to the community's sense of open space.



## EXISTING AND DEDICATED PARK LANDS





### Local Points of Interest

The Lakeside Citizens' Committee has compiled a list of fourteen important historic sites. Many of these are still in existence and are of interest to residents and visitors.

Prehistoric Indian artifacts taken from Lakeside archaeological sites are exhibited at the Helix Water District offices. Castle House, the first residence built in the Lakeside Townsite, still stands next to the Old Presbyterian Church, the oldest public building in Lakeside.

The Foster ranch area, the terminal end of the railroad to Julian, is rich in historic value but contains few of the original structures. A house at Palm Row on Lakeside Avenue is one of the few left from the "big ranch era." Also from this era are the Julian Ames Ranch site located on the Los Coches Rancho and the Flinn Springs Ranch and Cemetery built around 1860.

For stage and train enthusiasts there are three historical points: the La Mesa Train Depot owned by the Lakeside Chamber of Commerce; the Lakeside Train Depot built by Spreckles; and the Mussey Grade Stage Station, possibly the last existing structure associated with the stage line west of Warner's Ranch.

Also of interest are the cork elms on Woodside Avenue, planted in 1891 by John Gay, and the Lakeside School building (now used as a warehouse) which is also on Woodside Avenue.

### Circulation

Major access to the Lakeside Planning Area from the west is via Interstate 8, a controlled access freeway, and State Highway 67, a major highway with freeway connection to Interstate 8.

Interstate 8 links Lakeside with San Diego and El Cajon to the west and the community of Alpine to the east. State Highway 67 connects Lakeside with Poway, Ramona, and the mountain communities to the north.

Within the Plan area, there is an extensive network of County-maintained major, secondary, and local roads. The major roads run generally north and south between I-8 and State Highway 67 and follow well-defined natural corridors. Of the total Plan Area, over thirteen percent, or 6,048 acres, are used for freeway and major highway rights-of-way, and less than two percent, or 766 acres, is used for local streets.

As may be expected in a rural, auto-oriented suburban community, there is a general lack of curbs and sidewalks. Roads are predominantly paved with asphalt and have decomposed granite or dirt shoulders. Curbs and sidewalks are more prevalent in the newer subdivisions where neighborhood foot traffic is to be expected.



There is a relatively high degree of horse ownership which has resulted in concern for the establishment of equestrian trails as an alternative circulation system. Similarly, there is an interest in bicycle paths and hiking trails.

The San Diego Gas and Electric Company has agreed in principle with regulated use of its fee-owned utility corridors for nonmotorized riding and hiking trails. The establishment and maintenance of the trail system, such as rights-of-way permission, regulations for use, paving, maintenance and repair, are legal requirements which need further study prior to implementation. The trails system will relate to the adopted Trail Supplement of the San Diego County General Plan.

## PUBLIC FACILITIES, SERVICES, AND UTILITIES

### Educational Facilities

The Lakeside Planning Area is served by the Lakeside Union School District and the Cajon Valley Union School District, both of which provide elementary and junior high schools. The Grossmont Union High School District provides a high school and a continuation school, the latter located in Santee, and the Grossmont Community College District provides a community college which is in El Cajon. Limited portions of the Planning Area overlap the boundaries of the Poway Unified School District and the Santee Elementary School District, but these school districts have no facilities within the Planning Area at present.

There are currently six elementary schools and two junior high schools operated by the Lakeside School District. It also has one vacant school site located in the San Diego River floodplain, which would constrain its use. The Cajon Valley District has two elementary schools and an unused site in Lakeside. The Lakeside Union School District reports that, unless new subdivisions increase the number of students, present school sites are adequate. El Capitan High School serves the Lakeside Community Planning Area and is operated by the Grossmont Union High School District. It is located on a 45-acre site on Ashwood Street and has a current enrollment of 2,200.

Approximately eight percent of the Plan Area's population is under 5 years of age. Some of these children need preschool and day care services, which are limited in Lakeside. Those which do exist are either church-related or private.

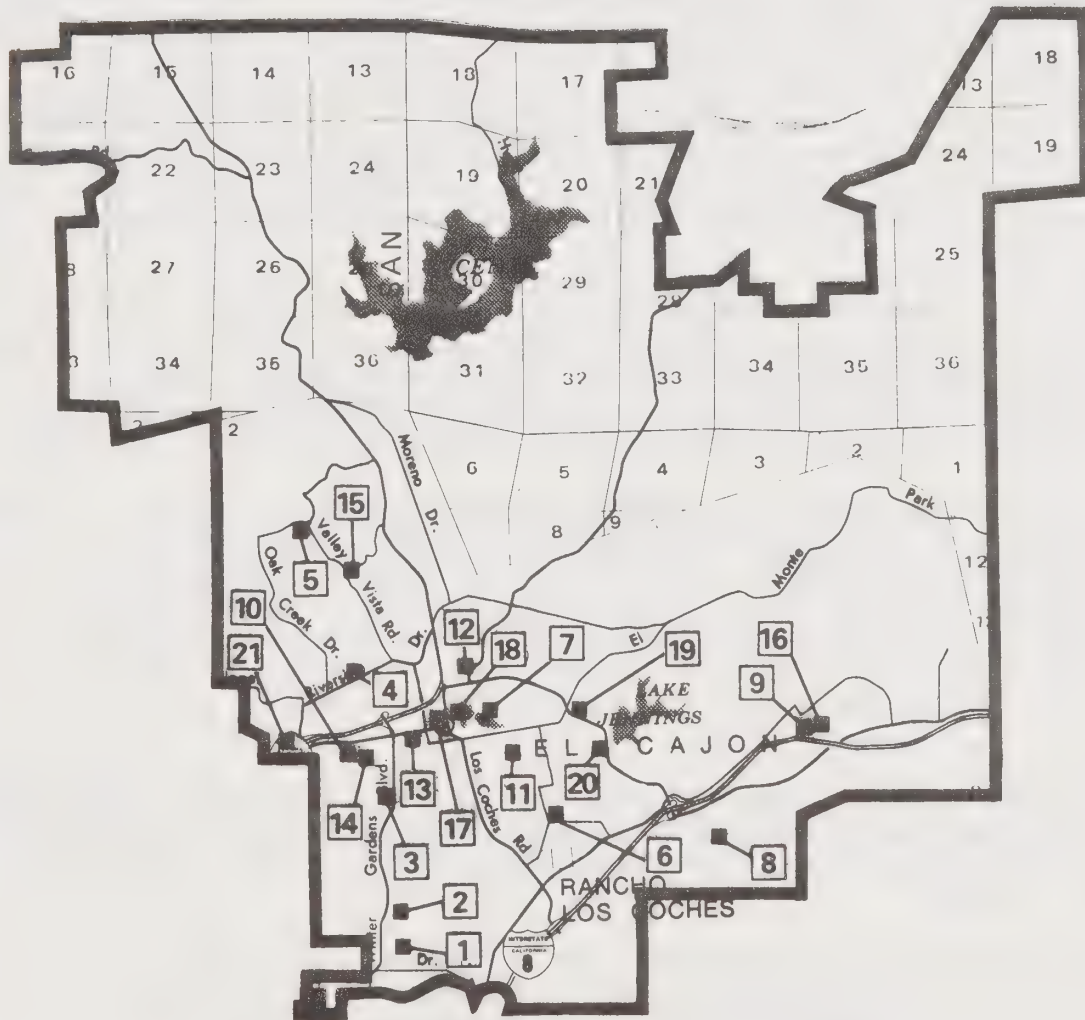
### Fire Protection

Most organized fire protection in Lakeside is provided by the Lakeside Fire Protection District from two stations manned by 16 professionals supplemented by a reserve of volunteers. In the absence of a third station and additional trained manpower, portions of the District's 17 square mile area are underprotected. The District has a Pacific Fire Rating Bureau rating of 8.

Most of the Lakeside Planning Area is not included in any organized fire protection district. The California State Division of Forestry, which maintains forest and brushlands firefighting operations, provides minimum structural fire protection to the rural areas.



## EXISTING PUBLIC FACILITIES



- 1 - Hall Elementary School
- 2 - Winter Gardens Elementary School
- 3 - River View Elementary School
- 4 - Lakeside Farms Elementary School
- 5 - Eucalyptus Hills Elementary School
- 6 - Lakeview Elementary School
- 7 - Lindo Park Elementary School
- 8 - Rios Elementary School
- 9 - Blossom Valley Elementary School
- 10 - Lakeside Junior High School

- 11 - Tierra Del Sol Junior High School
- 12 - El Capitan High School
- 13 - Lakeside Union School Administration Office
- 14 - Fire Station
- 15 - Fire Station
- 16 - State Forestry Station
- 17 - Post Office
- 18 - Library
- 19 - Electric Substation
- 20 - Water Treatment Plant
- 21 - Sewage Treatment Plant

## Sewers

The Lakeside Planning Area is served by the Lakeside Sanitation District, the Santee County Water District, and the Wintergardens Sewer Maintenance District. However, these sanitation districts actually serve only a relatively small part of the total Lakeside Planning Area, being confined mostly to the townsite and contiguous urbanized areas. A small portion of the plan area bordering the City of El Cajon is served by the Wintergardens Sewer Maintenance District, which is administered by the County Board of Supervisors through the Department of Sanitation and Flood Control. Sewage disposal in this district flows through the City of El Cajon's lines and then into the San Diego Metropolitan System. Changes in district boundaries which must be approved by the El Cajon City Council are discouraged.

The Santee County Water District (SCWD) operates the Santee Lakes Reclamation project consisting of a sewage treatment plant and successive percolation beds which are also used as recreational lakes. It receives approximately 3.7 million gallons per day (MGD), of which 1.0 mgd are percolated and used in the lakes while the remainder is chlorinated and discharged into the San Diego River.

Treatment of sewage effluent at the Santee plant has been compounded in recent years as a result of rapid population growth in Santee, Lakeside, and Alpine. The Santee District has accepted the effluent of the upstream sewage treatment plants of the Lakeside and Alpine Sanitation Districts. At the present time, SCWD is under a moratorium on new sewer connections, partly self-imposed but also imposed for varying reasons by the California State Regional Water Quality Control Board (RWQCB), the County Department of Public Health, and the Board of Supervisors.

The Lakeside Sanitation District is also under a moratorium on new connections as a result of an order by the RWQCB to cease discharge. Prior to this order, the District had also taken the additional step of refusing the connections of new subdivisions.

Thus, at the present time in Lakeside, new building is occurring only in those areas approved for septic tanks. In addition, septic tanks have been used in areas that are within the boundaries of the sanitation district.

It is expected that the present problems related to treatment of sewage effluent will be resolved and that sewage capacity will be provided to allow growth to occur in accordance with community goals.

## SOCIO-ECONOMIC CHARACTERISTICS

### Population and Population Characteristics

Population growth in Lakeside has followed a pattern quite familiar to other rural-suburban sections of San Diego County. As the following data from the 1960 and 1970 Federal Censuses confirm, Lakeside has been dramatically affected by suburbanization and immigration. In 1960, for example, 19,000 people resided



in the community. By 1970 population had reached 24,000 which is a 29% increase. Between 1970-1975 the population increased to approximately 35,200. Growth rates are influenced by such factors as community attitudes and values, anticipated income, and general economic conditions, all of which are subject to change. However, if current trends continue, Lakeside will have a population approaching 50,000 by 1995.

### Age Composition

Population size is only one factor in determining an accurate demographic profile. Age of residents is a population characteristic that influences potential growth and development. More importantly, it guides the formulation of plans for needed recreational, educational, and social service facilities. A review of the change in the age of residents in Lakeside provides general indication of such needs.

Between 1960 and 1970 the proportion of children under 5 years of age dropped from 12% to 8%. This decrease may reflect attitudinal changes of parents to smaller families. However, the decrease in the birth rate should not be construed as an indicator of overall population reduction or stabilization.

During this same period, the 5-19 age group increased from 31% to 35%. This proportionate increase in the school age category suggests a continual demand for public services and facilities, especially schools. More significantly as this segment of the population reaches the family formation years, birth rates may increase to 1960 levels of 12% or higher.

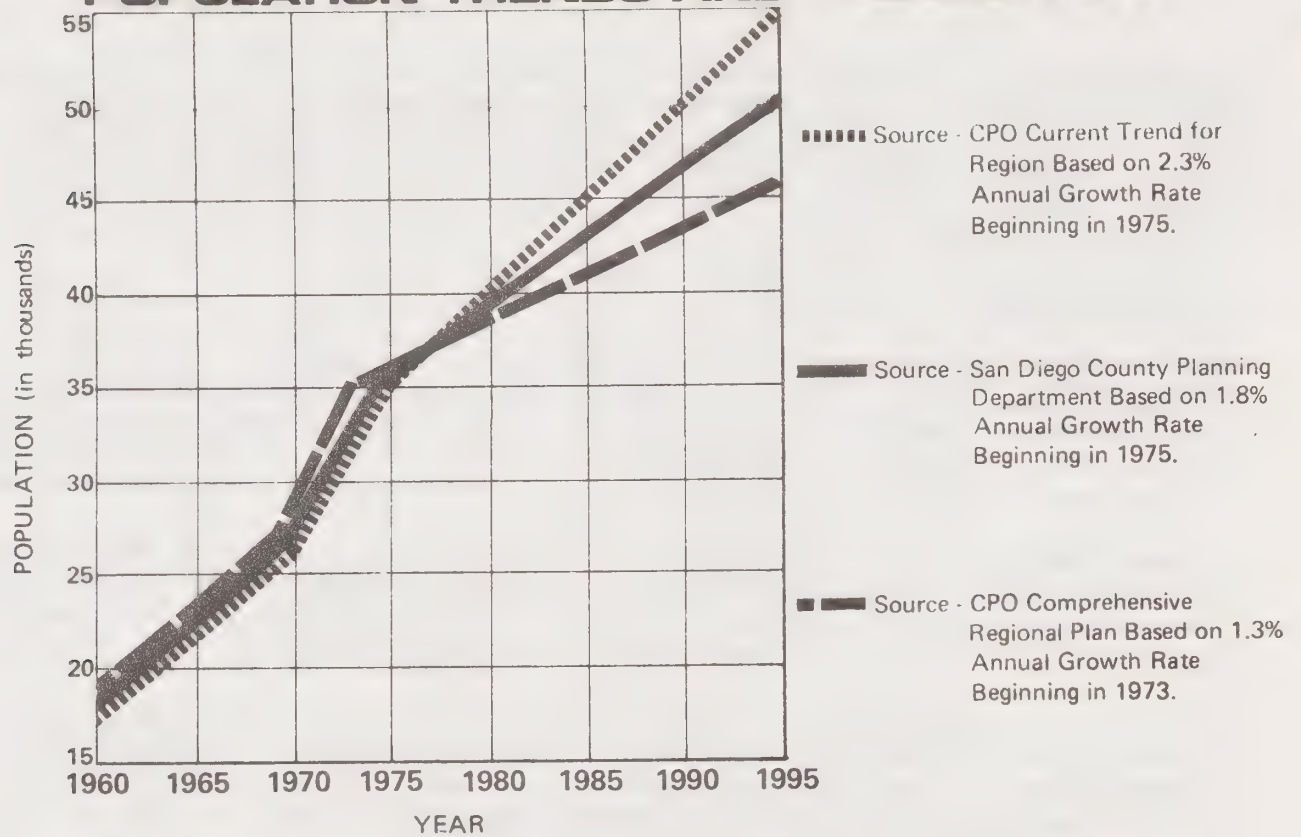
At the other end of the spectrum, although the proportion of population over 65 has remained relatively stable over the same ten year period, the 45-64 age bracket has shown an increase from 12% to 20%. This shift, coupled with the attractiveness Lakeside has for retirees, may inflate the over 65 age group to higher levels. Thus, during the life of the plan, overall population growth can be expected to continue at an increasing rate and sustain the demand for planned services.

### Housing

Most people in Lakeside desire living space that is suited for a suburban-rural environment. This desire is reflected in their devotion to large lots, open space, gentleman farming, and equestrian activities. According to the 1970 Federal Census, 70% of the 8,572 total housing units were owner-occupied single-family dwellings. Most of these homes are valued between \$15,000 - \$27,999 with a median value of \$22,000 and have an average family size of 3.7 persons. With the printing of this text, housing values have increased significantly.

Many residents of Lakeside have also expressed their preference for home ownership through the purchase of mobilehomes. Over thirty mobilehome parks comprise 21% of the total housing units and provide shelter opportunities primarily for the elderly. Over 62% of such households consist of retirees.

## POPULATION TRENDS AND PROJECTIONS



## % OF POPULATION BY AGE AND SEX 1960 & 1970

Age Group	Male by Percent	Female by Percent	Total by Age Group
Under 5	6%	6%	2,222
	4%	4%	1,956
5 - 19	16%	15%	5,923
	17%	16%	8,067
20 - 44	16%	17%	6,272
	16%	16%	7,823
45 - 64	9%	8%	3,217
	10%	10%	4,890
Over 65	3%	4%	1,366
	3%	4%	1,711

1960 19,000 1970 24,448



In the past rental housing has played a less significant role in residential construction activity. At present it absorbs only 9% of the total housing stock. Recently, however, there appears to be an increasing preference for apartment living in Lakeside. In 1972, 247 permits were issued for multiple family units as compared to only 28 in 1970. Average rents are within the \$100 - \$149 range which is consistent with average rents of San Diego County as a whole. The preponderance of multi-family dwellings are properly located within the town center and immediate surrounding areas and thus offer convenient access to shopping and business facilities.

The following graph illustrates growth trends in construction activity during the period 1965-1972.

### Economics

To evaluate the Lakeside economy it is necessary to understand how it functions in a regional context. Such variables as supply and demand, consumer preferences and the competitiveness of other local markets are external to the community's sphere of influence. Their constant interaction significantly affect the expansion or contraction of future economic opportunities. These constraints, however, do not obviate the need for studying economic conditions in the community. Economic analysis provides a framework for measuring the financial capabilities of Lakeside to support planned growth and development. The ability to pay for schools, roads, parks, and other public services is generally reflected in local economic indices such as income, employment, and retail sales. These areas are addressed in detail in subsequent sections of the Plan.

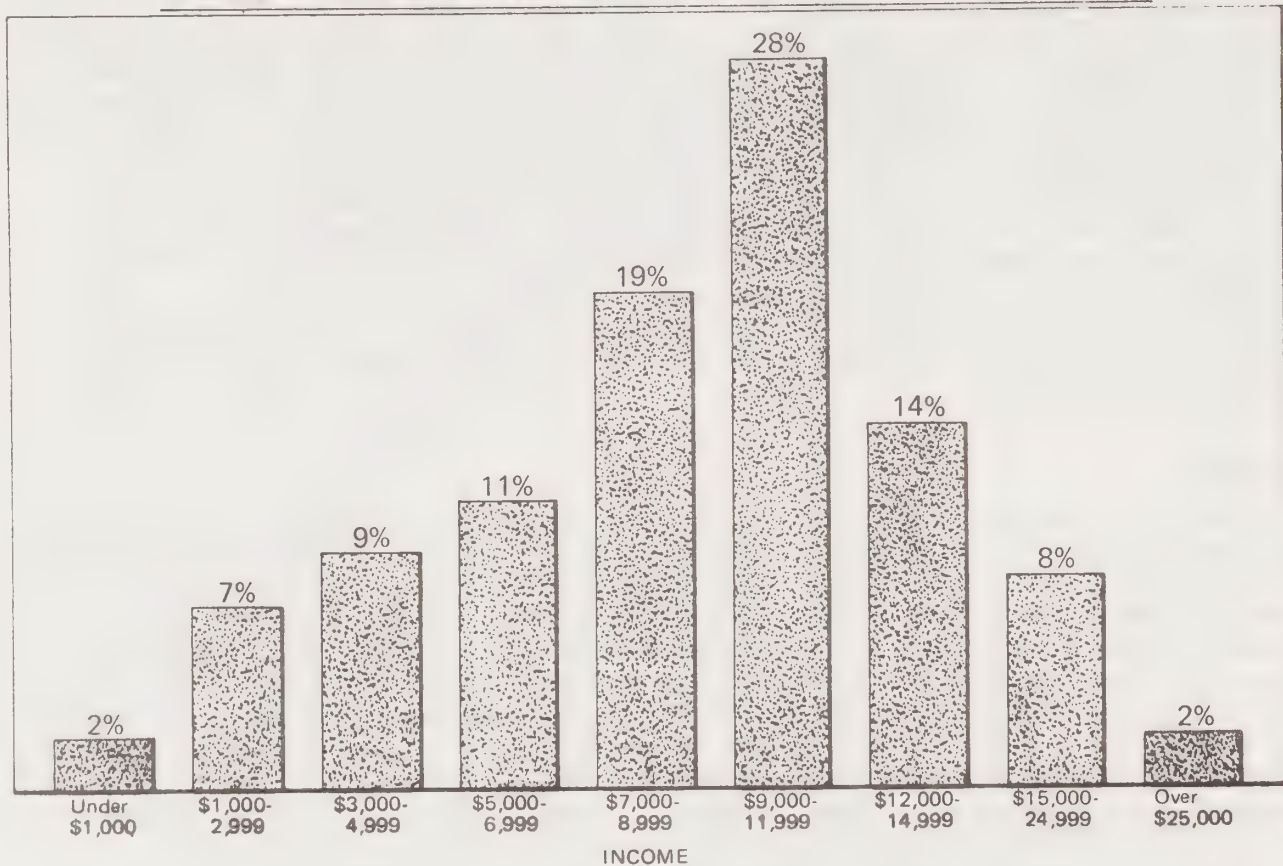
An important indicator of a community's potential economic growth is the number and type of basic industries -- i.e., those industries which produce goods locally and market them beyond its borders. The major source of basic income in Lakeside is from extractive industry, principally from sand and gravel operations. The abundance of these resources is expected to elevate Lakeside as a primary regional supplier of building, highway, and construction materials. In addition, the potential of this industry for diversification assures its continued role of generating local business activity.

### Retail Sales

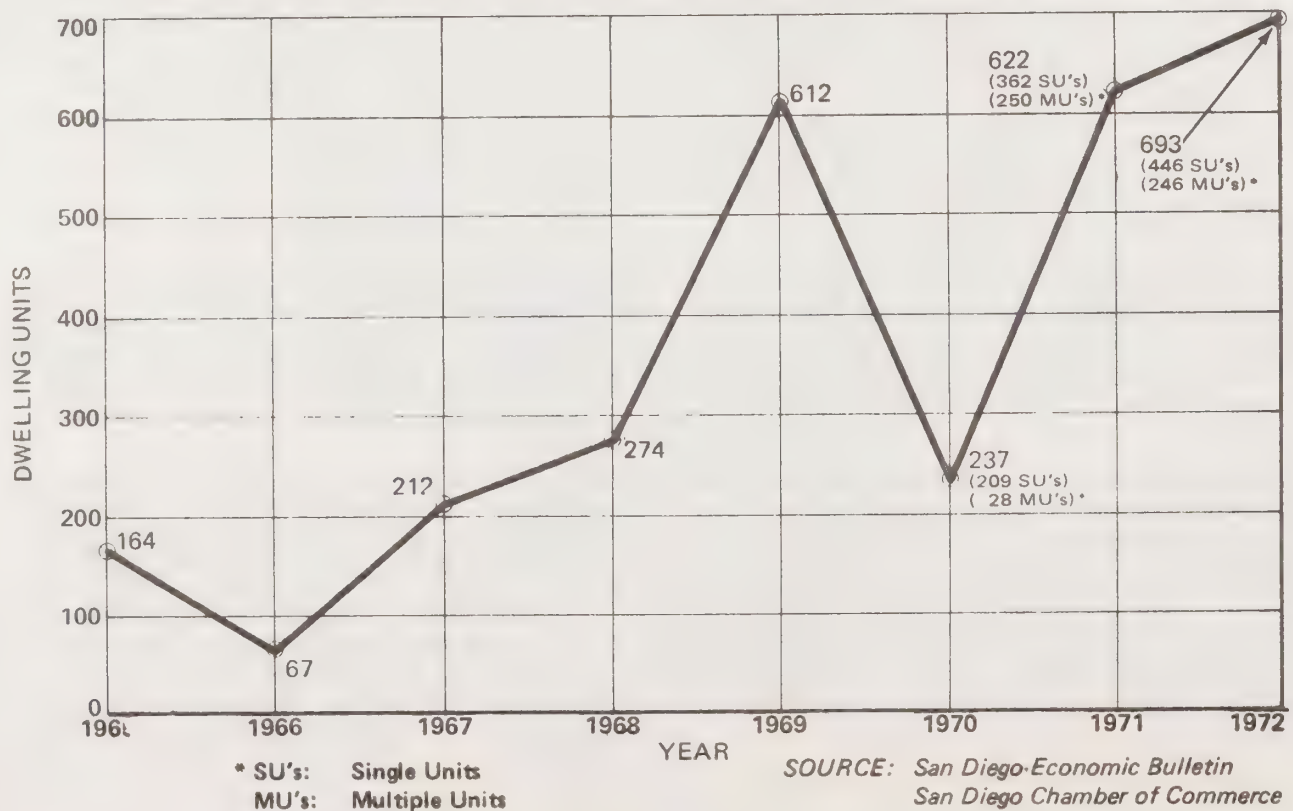
One impact population growth has had on the Lakeside Community is reflected in the retail sector of the local economy. Total volume of sales during the period 1965-1972 has risen from \$3,081,060 to \$11,962,000 -- a significant 400% increase. These figures reveal an annual retail growth rate that is more than double the proportionate increase in population -- 17.5% versus 7%.

Although these data underscore the growth and development of Lakeside during the past decade, aggregate sales do not totally indicate the health and vitality of the local economy. For example, statistics that measure the number and type of commercial acres or retail outlets as related to population statistics can also reflect retail diversity and compatibility. An excess of commercially allocated lands may present long-term disadvantages to the business community as can a lack of commercial lands. This balance of commercial needs to population has been acknowledged by the Lakeside community and is reflected in its adopted commercial goals.

## TOTAL INCOME BY HOUSEHOLD, 1969



## COMPLETED DWELLING UNITS, 1965 - 1972





## Income

An analysis of available data shows that income levels in Lakeside portray a bell-shaped profile. Over 47% of the residents have reported income levels between \$7,000 - \$12,000, a range that is consistent with average housing values. At the lower end of the income ladder, 12% of the families earn under \$5,000 which is considerably below the County-wide figure of 18%. Families reporting incomes above \$25,000 in Lakeside are proportionately less than the County as a whole, 2.4% versus 5%.

## Employment

Despite the population and growth pressures of the past decade, Lakeside has maintained its rural-residential character. Residents have expressed their desire to remain a "bedroom community" by fully adapting to the "journey to work" trip. As the accompanying table shows, most residents live in the community but work elsewhere. Over 45% of the labor force has reported its place of work in Central San Diego. An additional 42% work in the Heartland area, chiefly La Mesa and El Cajon. The remaining wage earners are equally dispersed throughout the metropolitan area. With a modern freeway easily accessible and the continued trend toward regional employment concentration, it is likely that Lakeside will continue to function as a local labor market for metropolitan San Diego.

Data from the 1970 Federal Census show 31% of the total labor force classified as craftsmen. This is a multi-discipline occupational category that includes job skills ranging from carpenters, electricians, and foremen to mechanics, tailors, and repairmen. Professional and management classifications absorb 14% and 10% of the employment force respectively, while the remainder are represented in all major employment categories.

## INSTITUTIONAL CHARACTERISTICS

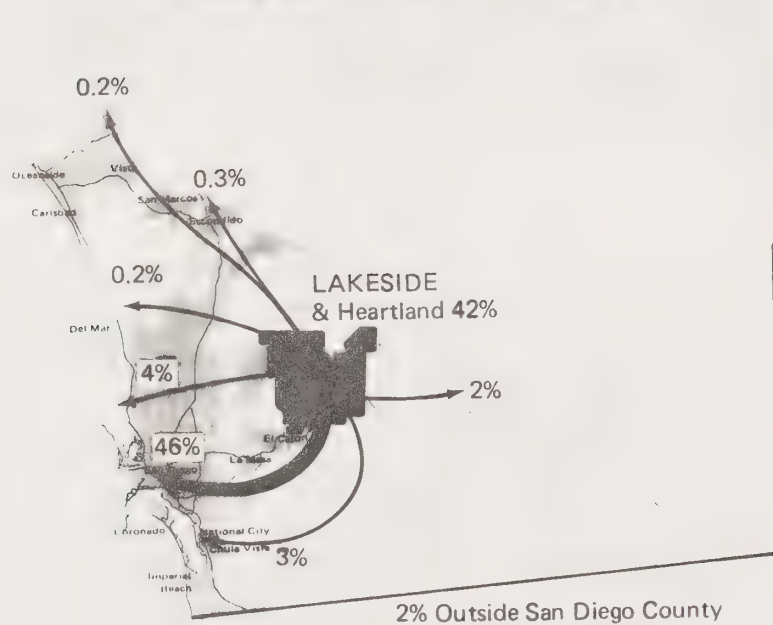
### Health and Social Service

At present, no County health or social service agencies are located within the Lakeside Planning Area. There are, however, several County agencies located in adjacent communities. These include the Department of Public Health and the Department of Public Welfare in El Cajon, and the Edgemoor Geriatric Hospital in Santee.

In the private sector community based programs have a diversity of services available. There are thirteen churches in Lakeside providing some services to the aged such as home visits and transportation. These services are generally for those who are members of the church. One church, the Lakeside Community Presbyterian Church, also offers a day care center and preschool. There is only one other licensed preschool in Lakeside, the Goose and Gander Nursery School.

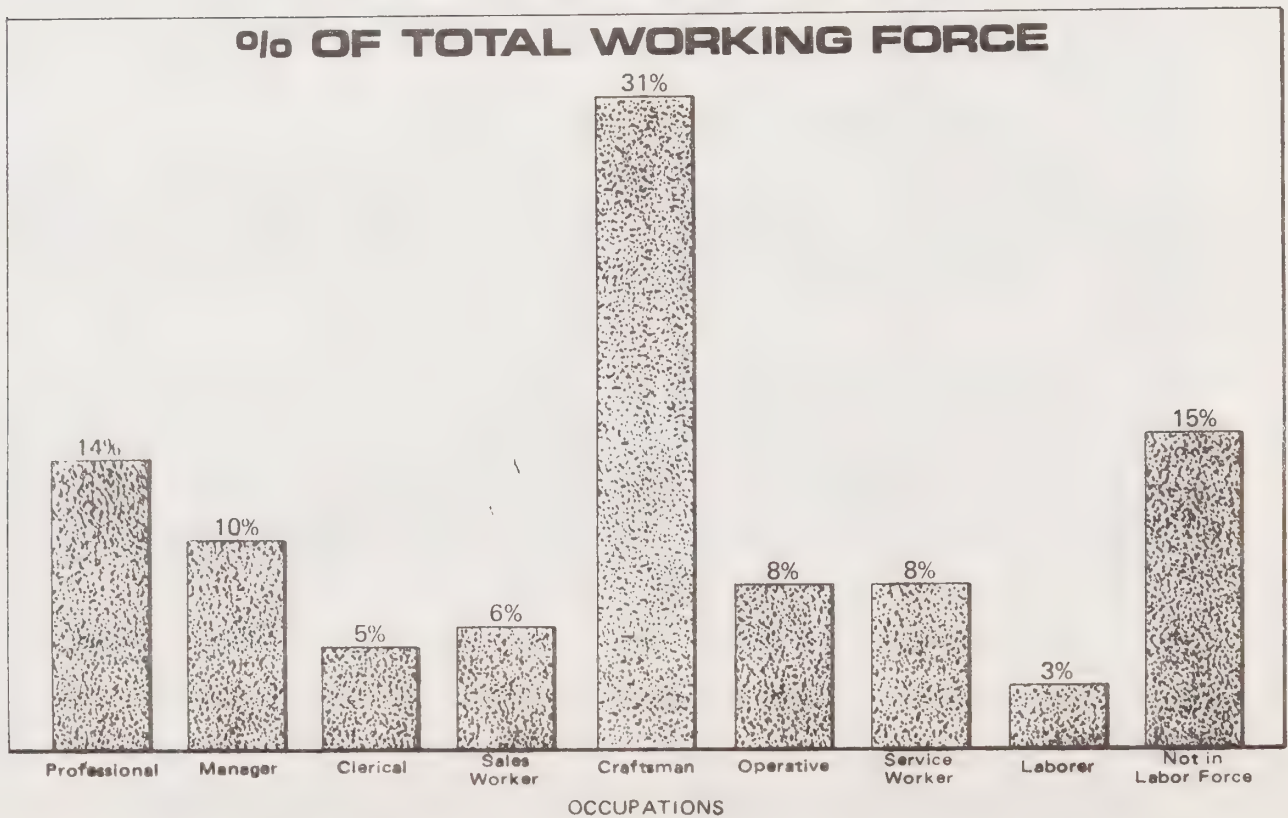
## LAKE SIDE'S EMPLOYMENT

### WHERE THEY WORK . . .



Source: 1969 State Dept. of Finance Census

### AND WHAT THEY DO.





Of San Diego's 330 licensed residential care homes, Lakeside has 16. The great majority of people who live in these homes are the aged who can no longer live alone, yet they must be ambulatory since no nursing care is provided. There are 12 rest homes with no nursing care provided also serving the area. There are no convalescent homes in Lakeside.

Two mental health centers, Insight Counseling Center and Rancho Pino, provide counseling and therapy in such areas as marital relations, drug abuse, and family relations. Immediate emergency aid for people in the Lakeside Union School District is provided by the Lakeside Welfare Association; however, its funding is very low, hampering its effectiveness. Also in the Lakeside area there is a Boys' Club, Indian Health Project, and the Chamber of Commerce.

Many of the social service agencies in adjacent communities are being utilized by residents of Lakeside.

#### Special Districts

Within the seventy-five square miles of the Lakeside Planning Area there is a multiplicity of special districts serving Lakeside residents. The twenty separate, special districts include:

##### School Districts

1. Lakeside Union
2. Grossmont Union High School
3. Cajon Valley Union Elementary School
4. Grossmont Junior College
5. Palomar Junior College

##### Water Districts

1. Rio San Diego Municipal Water
2. Santee County Water
3. Ramona Municipal Water
4. Helix Irrigation
5. Lakeside Irrigation
6. Riverview Water

##### Special Fire Districts

1. Bostonia Fire Protection
2. Crest Fire Protection
3. Lakeside Fire Protection

##### Lighting Districts

1. San Diego County Lighting Maintenance
2. Lakeside Public Highway Lighting
3. Wintergardens Lighting Maintenance

#### Sanitation and Flood Control Districts

1. Wintergardens Sewer Maintenance
2. Lakeside Sanitation
3. San Diego County Flood Control, Zones 1, 2, and 3

#### Hospital and Cemetery Districts

1. Grossmont Hospital
2. Pomerado Cemetery

With this multiplicity of districts supplying basically five services: school, water, fire protection, sanitation, and lighting; a duplication of effort would seem unavoidable. The citizens of Lakeside have recognized the potential of a coordinated, community planning approach. Thus, the accompanying map and text and community goals are offered as an example of the greater efficiency that can be achieved through this cooperative method.

The role of the citizens' planning group is to review and make recommendations on proposed plan amendments and major public and private actions designed to implement the plan, and as further outlined in Policy I-1.



## CHAPTER 3

### LAKESIDE GOALS

These goals were approved by the Board of Supervisors on September 19, 1973 and served to guide the preparation of the plan.

#### STATEMENT OF INTENT

A goal is a purpose or ultimate end towards which effort is directed. It represents a value to be sought which is general and timeless.

The goals which follow reflect a thoughtful analysis of the Lakeside area and are a statement by the citizens and the Board of Supervisors as to the kind of total living environment that should be achieved. These goals are not a plan, they are not regulations, nor do they substitute for detailed study of current problems. They are intended to give direction to detailed planning studies which will result in definitive methods, programs, and recommendations for reaching these goals to the greatest extent possible.

It is recognized that legal and economic limitations that presently exist may hinder the complete attainment of these goals. The fact that the goals may not be completely achieved should in no way hinder every effort to achieve them to the greatest extent possible.

#### OVERALL GOAL

Lakeside is determined to remain a rural residential community. Despite tremendous pressure toward urbanization, the citizens of Lakeside have held the line in an effort to provide a buffer against sprawl. The overriding sentiment, however, is not to build a wall around the Lakeside area, but to foster development which will preserve a rural atmosphere and enhance a sense of spaciousness. This can be accomplished while accommodating a population of approximately 50,000 people.

However, people, land, and houses in themselves do not make a community. Support should be given to efforts which are designed to promote Lakeside's identity as a distinctive community within the wider San Diego regional community. Some of these efforts include the protection of Lakeside's unique natural environment, preservation of its rural way of life and cultural heritage, and the promotion of opportunities for personal development and participation in all phases of community life -- economic, social, and political. This last effort is particularly important for the residents of Lakeside who hold firmly to the ideals of participatory democracy. If these ideals are to remain strong, more effective means must be created to provide citizens with increased input to all planning policy-making decisions which affect their lives and the future of Lakeside.

## RESIDENTIAL GOALS

### General Goal

Retain the rural atmosphere of Lakeside by providing gradual residential growth in low density, rural areas, while confining higher density residential development to the areas that have all necessary public utilities, are within the existing sewer districts, and are adjacent to major roads and commercial areas.

### Goals

1. Encourage a mixture of housing styles and types to create a more varied and interesting environment and to provide larger units of usable open space for the enjoyment of the residents.
2. Discourage residential development of open space areas such as steep slopes and canyons, floodplains, agricultural lands, and unique scenic views and vistas which serve to reinforce Lakeside's rural identity.
3. Preserve the rural atmosphere of the community by blending roads into the natural terrain and minimizing urban improvements such as curbs, gutters, and sidewalks.
4. Discourage all extensive or severe grading for development of any kind and preserve the natural terrain.
5. Encourage high standards of design, materials and workmanship in all construction.
6. Encourage street tree-planting and landscaping, as well as the preservation of natural tree growth.
7. Encourage all multiple-family dwellings and mobilehome parks to landscape their developments and to provide an adequate number of off-street attractively screened parking spaces for each dwelling unit.
8. Protect residential areas from incompatible activities which create heavy traffic, noise, lighting, odors, dust, and unsightly views.
9. Encourage individually designed homes on large lots.
10. Discourage move-in houses which are not compatible with existing styles in the neighborhood.

## AGRICULTURAL GOALS

### General Goal

Recognize and protect agricultural land uses and promote agricultural land uses that are compatible with the topography and environment.



### Goals

1. Promote co-existence of agricultural land uses and other land uses in the community.
2. Encourage the continued development of suitable land for orchards and groves as well as truck and seed crops.
3. Promote agriculture as one of the highest and best uses for open space and floodplains.
4. Encourage the use of agriculture to provide visually pleasing open space and variety within the rural environment.
5. Encourage economic advantages to agriculture in order to compete with other alternative land uses.
6. Encourage the protection of areas designated for agriculture in the plan from scattered and incompatible urban intrusions.

### ENVIRONMENTAL GOALS

#### General Goals

Insure a desirable, healthful, and comfortable environment for living while preserving Lakeside's rural atmosphere and unique natural resources.

#### Goals

1. Encourage types and patterns of development which minimize water pollution, air pollution, fire hazard, soil erosion, silting, slide damage, flooding, and severe hillside cutting and scarring.
2. Regulate land uses within and adjacent to recreational areas, natural preserves, agricultural, and industrial areas to insure compatibility among those areas.
3. Isolate major thoroughfares with buffer zones such as vegetation or earth barriers to protect adjacent areas from pollutants of noise, exhaust, and light.
4. Minimize visual pollution by creating sign, landscaping, architecture, and utility standards.
5. Preserve the best natural features of the area in their natural state and avoid the creation of a totally urbanized landscape.
6. Encourage the use of floodplains for recreation, open space, agriculture, and planned extraction of natural resources; discourage land fill and construction of permanent structures in floodplains to minimize flood hazards and public expense.

7. Where possible, avoid the need for artificial drainage structures; utilize natural channels and streambeds and require that run-off and drainage be used for ground water recharging.
8. Reduce or eliminate motor vehicle, off-road vehicle, and aircraft noise, and possible safety and environmental hazards.
9. Preserve historic sites and natural landmarks.
10. Preserve mature trees on public and private property, and require equitable replacement of those removed.
11. Protect ground water supplies from pollution and depletion.
12. Protect habitats of specialized or rare flora and fauna.

#### PUBLIC FACILITIES AND SERVICES GOALS

##### General Goal

Provide adequate and efficient services for all residents of Lakeside with a fair distribution of the costs and benefits.

##### Goals

1. Minimize the cost to the taxpayer of the capital improvements required to serve new development.
2. Encourage public agencies to landscape all of their facilities.
3. Improve fire and police protection.
4. Improve ambulance and emergency medical care services.
5. Maximize the efficiency and effectiveness of local agencies serving Lakeside.
6. Reduce the dependence of local agencies on the property tax for revenue.
7. Require public agencies to adhere to air, water, noise, and visual pollution standards.
8. Create more effective means for community participation in planning and policy-making by local agencies.

#### PUBLIC UTILITIES GOALS

##### General Goal

Provide public utilities which are appropriate to Lakeside's rural needs.



### Goals

1. Relate the total basin from El Capitan Reservoir to Padre Dam when planning long-range solutions to sanitation problems and promote centralized control for sanitation in this area.
2. Promote water reclamation as part of the long-range solution to sanitation problems and also as a source of water for irrigation and recreational purposes.
3. Discourage extension of sewer lines into those areas which can adequately handle sanitation problems through individual septic systems.
4. Discourage sewer trunk extensions, treatment plants, and development which may be served by these facilities which will result in adverse impact upon the environment.
5. Encourage improved trash collection services through private enterprise.
6. Underground utility distribution lines.
7. Require improvement of aesthetics of necessary aboveground transformers, meters, and landscaping and beautification of all utility plant facilities.
8. Provide economical and convenient trash disposal areas.
9. Avoid use of property taxes for financing water and sewer systems.
10. Require public utilities to adhere to air, water, noise, and visual pollution standards.

### EDUCATION GOALS

#### General Goal

Maintain a continuing high level of public education and physical school improvements in the Lakeside area to serve not only the educational needs of the young, but of the adults as well.

#### Goals

1. Locate and maintain schools free of disturbances such as heavy traffic or incompatible land uses.
2. Locate and maintain all schools in areas which will permit safe and direct access for a maximum number of pupils.
3. Locate upper grade schools so that they are readily accessible to major streets.

4. Insure proper location and size of school site by early acquisition of new sites.
5. Utilize school facilities to the fullest extent possible.
6. Encourage increased community and student participation in educational programs and policy-making.

#### PARKS AND RECREATION GOALS

##### General Goal

Parks are for people. Parks and recreation facilities meet an important human need for active recreation, quiet relaxation, and other leisure activities. These needs are increasing as the average life span lengthens, spendable income grows, early retirements are more frequent, and leisure time increases. Parks should not, therefore, be considered mere acres of land to be acquired and maintained. Rather, they are a means by which Lakeside can reach its goal of enriching the lives of its people by providing opportunities for recreation, relaxation, and leisure time and cultural activities.

##### Goals

1. Encourage the provision of acreage for local recreational area for each 1,000 residents in accordance with the provisions of the San Diego County Code Sections 810.106, et seq. At least one-third of the park system's area should be devoted to neighborhood and other close-at-hand recreational facilities, and the remainder used for facilities serving all of Lakeside, such as community parks, community recreation centers, trails, nature preserves, lakes, and camping areas.
2. Maintain a high level of recreational programs and services appropriate to Lakeside to obtain maximum benefit from parks and recreational facilities.
3. Establish small neighborhood parks or other facilities within a convenient walking distance for all residents of the urban area of Lakeside, with special attention given to the needs of small children and senior citizens.
4. Include facilities for a full range of recreational and leisure-time activities such as: community recreation centers, swimming pools, areas for senior citizens, meeting rooms for community groups, and natural, undeveloped areas.
5. Develop lakes and other water-oriented recreational uses within floodplains and/or floodways consistent with prudent flood control and flood protection practices, utilizing both reclaimed and natural ground waters.
6. Encourage cooperation with adjoining community planning committees and with public agencies in coordinating park planning and operation.



7. Maximize recreational use of public lands and facilities. Develop and operate parks in conjunction with schools wherever possible.
8. Insure proper location, adequate size, and lower costs by acquiring park sites in advance of need.
9. Encourage development of commercial as well as of public recreational facilities.
10. Finance parks and recreational services by methods which enable all persons to enjoy an adequate level of service and which does not depend on property taxes.
11. Provide systems of trails for horseback riding, bicycling, and hiking, for both transportation and recreation.

#### TRANSPORTATION GOALS

##### General Goal

Meet the present and future need for moving people and goods with a balanced transportation system which perpetuates Lakeside's rural atmosphere.

##### Goals

1. Minimize access to freeways, prime arterials, and major roads to encourage their use as throughways rather than as access to adjacent properties.
2. Locate major roads and prime arterials where they will bypass rather than divide residential neighborhoods.
3. Route major thoroughfares and plan road construction schedules so that development pressure on undeveloped areas is minimized.
4. Provide a system of local streets which facilitates movement within the community while not detracting from the rural atmosphere.
5. Promote traffic safety in design of roads, regulation of traffic and parking, and traffic law enforcement and education.
6. Minimize use of roads for parking.
7. Encourage roadside and median landscaping utilizing native plants requiring a minimum of maintenance.
8. Design roads to enhance scenic areas.
9. Discourage visual pollution along all public roadways.
10. Buffer major thoroughfares with vegetation and/or earth barriers to protect adjacent properties and people from undesirable noise, exhaust, and light.

11. Enhance Lakeside's beauty and community identity by preserving existing street trees and planting additional trees where feasible.
12. Include facilities in the circulation system for nonmotorized transportation, including equestrian trails, bicycle paths, and hiking trails.
13. Attempt to reduce the need for dependence on automobiles for transportation.
14. Support reasonable efforts to provide efficient public transportation.

#### TRAILS GOALS

##### General Goal

Endeavor to maintain a rural atmosphere by providing a network of trails for horseback riders, hikers, bikers, and off-road vehicles within the circulation system.

##### Goals

1. Provide for private as well as public facilities for horseback riding, bicycling, hiking, and off-road vehicles.
2. Connect public stables and equestrian facilities by trail to parks, open spaces, and other points of interest in the trails system wherever possible.
3. Minimize cost of the trails system by utilizing floodplains, drainage channels, public lands and major utility rights-of-way wherever legally possible.
4. Provide separate areas for the use of off-road vehicles.
5. Minimize conflicts between trail users and adjacent properties.

#### COMMERCIAL GOALS

##### General Goal

Provide for the orderly growth of well designed and located commercial areas which are necessary and convenient for shopping needs and compatible with the character of the community.

##### Goals

1. Encourage a "Western Style" of architectural design for all commercial structures.
2. Provide neighborhood shopping centers for everyday needs. Locate them in areas with easy, safe, pedestrian and bicycle access.



3. Revitalize the older downtown areas by encouraging the removal of deteriorated buildings and by redeveloping new commercial uses.
4. Encourage the clustering of prominent commercial uses.
5. Encourage commercial activities which would not interfere either functionally or visually with adjacent land uses or the rural atmosphere of the community.
6. Require landscaping of all future commercial structures and parking areas to assure visually attractive commercial developments.
7. Upgrade "strip" commercial by improving landscaping, parking, and access.
8. Regulate the size, lighting, and character of on-site signs to insure that they blend with a rural atmosphere and discourage off-site signs in accordance with The Zoning Ordinance, Article III - A.
9. Encourage clean-up, landscaping, beautification, utility undergrounding, and additional parking facilities in existing commercial areas.
10. Develop and utilize performance standards for noise, light, traffic, odors, dust, etc., which will effectively control commercial and industrial land uses.
11. Encourage commercial activities which will broaden the local economic base.
12. Promote a more equitable distribution of sales and other tax revenues for the benefit of the unincorporated areas.

## INDUSTRIAL GOALS

### General Goal

Allow a limited amount of industrial development with clean, non-polluting operations which complement Lakeside's rural environment and add to the tax base while not triggering significant population growth.

### Goals

1. Encourage industrial operations to be clean and non-polluting.
2. Encourage existing industries to remain and expand in Lakeside.
3. Locate industrial operations only where they will be compatible with surrounding land uses, accessible to major transportation facilities and capable of being served with all necessary utilities.

4. Avoid the scattering of industrial uses throughout the area. Encourage all industrial developments to be concentrated in attractive, well-designed industrial parks with ample on-site parking and landscaping.
5. Encourage new and existing industrial facilities to blend with their surroundings by utilizing harmonious architectural design, undergrounding utilities, landscaping, and providing a high standard of maintenance.
6. Discourage new industrial operations from locating in existing non-industrial facilities or on small parcels outside of areas designated for industrial usage.
7. Protect areas designated for industrial use from encroachment by incompatible, non-industrial uses.

#### EXTRACTIVE INDUSTRY GOALS

##### General Goal

Balance the regional need for construction materials and the community need for freedom from any disturbing effects of sand and gravel extraction by permitting controlled extraction having minimal adverse impact on the community's environment.

##### Goals

1. Encourage the protection of the areas designated in the Plan for sand, gravel, and rock excavation from scattered and incompatible urban intrusion.
2. Extract sand and gravel with minimal harm and disturbance to adjacent residents and properties.
3. Plan the eventual reuse of the land containing this resource for agriculture, husbandry, recreation, open space, and as "made land" above the floodplain suitable for industry, commerce, or housing.
4. Minimize dust, noise, traffic, unsightly views, accumulations of water, steep slopes, and safety and health hazards resulting from sand and gravel extraction.
5. Recognize that extraction of sand and gravel is a long-term process. Allow extraction only on a controlled, coordinated basis with provision for rehabilitation of worked-out areas.
6. Consider a system of recreational lakes outside of the floodway that could be created by extractive operations.



## FLOODPLAIN GOALS

### General Goal

Protect life and property by improving the natural drainage system where necessary. Enhance the floodplains as an environmental, recreational, and economic asset to Lakeside.

### Goals

1. Encourage the utilization of the floodplains for recreation, open space, agriculture, and planned extraction of natural resources.
2. Minimize flood hazards and public expense by discouraging land fill and construction of permanent structures in floodplains.
3. Wherever possible, avoid the need for artificial drainage structures, utilize natural channels and streambeds, and recharge ground water supplies with run-off and drainage.
4. Construct flood control works to adequately protect existing urban development, utilizing natural-appearing banks as much as possible.
5. Design the use of floodways where public access is available so that all modes of recreational transportation will have an opportunity to enjoy this space.





## CHAPTER 4

### LAKESIDE PLAN

#### BACKGROUND

The overall Lakeside goal, which was approved by the Board of Supervisors on September 19, 1973, has as one of its aims to accommodate 50,000 people by 1995 in a rural-residential atmosphere.

The following elements of the Lakeside Community Plan text explain how the various land use and public facilities components of the Plan are intended to carry the community toward its adopted goals and to accommodate the target population in the most desirable environment.

When the County Board of Supervisors officially approved the Lakeside goals, it directed the Planning Department and Planning Commission to use these goals as guidelines in the processing of applications for rezonings, tentative maps, special use permits, and private development plans until such time as a plan could be completed and adopted for the Lakeside area. Once adopted, the citizens of Lakeside will look to this document as a guideline to future development. The role of the Citizens' Planning Group is to review and make recommendations on proposed plan amendments and major public and private actions designed to implement the plan, and as further outlined in Policy I-1.

#### RELATIONSHIP WITH REGIONAL LAND USE ELEMENT

The Lakeside Community Plan implements the goals and policies of the Regional Land Use Element (Part II of the County General Plan). It also implements, in part, the Regional Growth Management Plan which was approved in concept by the Board of Supervisors on August 16, 1978. The Growth Management strategy implemented in the Regional Land Use Element and this plan attempts to guide new urban development into those areas of the County where urbanization will be least costly, conserve future options for development, and help meet the housing and other needs of County residents.

The Regional Categories shown on the Regional Land Use Element map delineate the pattern of urban development to take place in this region through the year 1995. The Land Use Designations shown on the Lakeside Community Plan will be used to implement the Regional Categories. The consistency between the Regional Categories and the Community Plan Land Use Designations is shown in the Compatibility Matrix. Twenty-five (25) Land Use Designations provide for various residential, commercial, industrial, agricultural, and special uses.

In a similar manner, Use Regulations in The Zoning Ordinance will be used to implement the Land Use Designations. The consistency between the Land Use Designations and Use Regulations is also shown in the Compatibility Matrix. A complete listing of additional policies, procedures, and guidelines necessary to implement this plan is contained in the Plan Implementation Manual.

## LAND USE ELEMENT

Of the several mandatory plan amendments required by State law, the Land Use Element most directly influences community growth and development patterns. The Land Use Element of the Lakeside Community Plan designates the location, extent, and distribution of uses for the community's land.

Housing, business, industry, agriculture, recreation, education, public buildings and grounds, and other categories of public and private uses are designated. This element includes recommended standards of population densities and building intensities to be applied to the lands in the community planning area.

## LAND USE DESIGNATIONS AND USE REGULATIONS

NOTE: The descriptions contained in this portion of the Lakeside Community Plan conform to the descriptions contained in Policy 2, Pages 11-9 through 11-21 of the Regional Land Use Element.

The following Land Use Designations and Use Regulations shall guide development consistent with the Regional Categories of the Regional Land Use Element. The Regional Categories are delineated on the Regional Land Use Element map. Use Regulations are part of the Zoning Ordinance. Specifically,

- The following Land Use Designations shall delineate locations for residential, commercial and industrial uses to implement the policies of the Regional Categories.
- These Land Use Designations shall include the maximum density (and in certain cases, a minimum density) allowed in that designation and shall also include density figures applicable under the "density bonus option" of the Inclusionary Housing Policy.
- The Use Regulations consistent with each Land Use Designation shall be categorized as follows:

### CONSISTENT USE REGULATION (CUR)

- These represent Use Regulations that are consistent with the specific Land Use Designation under consideration. Guidelines for their application are contained in the Plan Implementation Manual.

### SPECIAL CIRCUMSTANCES (SC)

- These represent Use Regulations that are consistent with a particular Land Use Designation in existing (as of the date of adoption of this element) locations, or under unique/unusual circumstances, or when additional density restrictions are required as a condition of approval. Detailed guidelines for the application of "Special Circumstances" are contained in the Plan Implementation Manual.

## RESIDENTIAL USES

The residential land use designations shown on the plan range from urban apartment living to rural ranchettes. By allocating residential development to both urban and non-urban designations, residents expect to achieve a rural-residential atmosphere while, at the same time, accommodating planned growth. The urban designations will follow immediately and the non-urban designations are described on Page IV-45.



Although commercial uses have been identified on the Plan map, it is understood that certain other commercial or quasi-commercial uses could be compatible with surrounding residential areas. Examples are rest homes, small convalescent hospitals, child care centers, photographers' studios, and other small businesses which would not disrupt nearby residents. Specific locations for such uses are not designated on the Plan as each proposed use and its proposed location should be considered separately on its own merits.

#### URBAN RESIDENTIAL DESIGNATIONS

The Urban Residential Designations promote residential uses as the principal and dominant use. Civic uses may be consistent with these designations if these uses tend to support the local population. Specific density ranges shall be a part of each designation and in certain instances, a variety of densities and building types is encouraged. Within those designations permitting a "density bonus option" as defined in the Inclusionary Housing Policy, an additional density figure is included. The Urban Residential Designations are consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas. Designation (10), Residential 40 du/gross acre, is not consistent with the Country Town Category of the Regional Land Use Element.

To prohibit the development of areas at low densities where the Plan delineates medium to high densities, a minimum density may be required to achieve plan conformance. Minimum residential densities may be required in areas deemed appropriate due to the adequacy of public facilities, site characteristics, or for social or economic reasons. These minimum densities shall be specified as part of the Community Plan implementation process or as a condition of approval of a discretionary project.

It is the intent of this Plan to encourage the use of minimum densities when the Land Use Designations permit residential development of 10.9 dwelling units per gross acre or more. Minimum densities would, therefore, be encouraged in the implementation of designations (7) through (10).

DESIGNATION	MAXIMUM DENSITY
(1) Residential	-- 1 du/gr. ac. where the average slope does not exceed 15%.
	-- 1 du/2 gr. ac. where the average slope is greater than 15% and does not exceed 25%.
	-- 1 du/4 gr. ac. where the average slope is greater than 25%
(2) Residential	-- 1 du/gr. ac.
(3) Residential	-- 2 du/gr. ac. (2.4 du/gr. ac. density bonus option)1
(4) Residential	-- 2.9 du/gr. ac. (3.5 du/gr. ac. density bonus option)1
(5) Residential	-- 4.3 du/gr. ac. (5.2 du/gr. ac. density bonus option)1

- (6) Residential -- 7.3 du/gr. ac. (8.8 du/gr. ac. density bonus option)<sup>1</sup>
- (7) Residential -- 10.9 du/gr. ac. (13.2 du/gr. ac. density bonus option)<sup>1</sup>
- (8) Residential -- 14.5 du/gr. ac. (17.4 du/gr. ac. density bonus option)<sup>1</sup>
- (9) Residential -- 29 du/gr. ac. (34.8 du/gr. ac. density bonus option)<sup>1</sup>
- (10) Residential -- 40 du/gr. ac.

<sup>1</sup> The density bonus option applies to Current Urban Development Areas, but is not permitted within Future Urban Development Areas or Country Towns.

# URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

## USE REGULATIONS

DESIGNATION	Consistent	Special Circumstances
(1) Residential 1 du/1,2,4 gr. ac	R-S, R-D, R-R, R-R0 S-80, S-88, S-90, S-94	R-M, R-V, R-U, R-C A-70, A-72 S-82, S-86, S-92
(2) Residential 1 du/gr. ac.	R-S, R-D, R-U, R-R0, R-R S-80, S-88, S-90, S-94	R-M, R-V, R-C A-70, A-72 S-82, S-86, S-92
(3) Residential 2 du/gr. ac. (2.4 du/gr. ac. density bonus option)	R-S, R-D, R-R, R-R0, R-U S-80, S-88, S-90, S-94	R-M, R-V, R-C A-70, A-72 S-82, S-86, S-92
(4) Residential 2.9 du/gr. ac. (3.5 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-R0 S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(5) Residential 4.3 du/gr. ac. (5.2 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-R0 S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(6) Residential 7.3 du/gr. ac (8.8 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-R0 S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(7) Residential 10.9 du/gr. ac (13.2 du/gr. ac density bonus option)	R-U, R-S, R-D, R-M, R-V R-R0 S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(8) Residential 14.5 du/gr. ac (17.4 du/gr. ac density bonus option)	R-U, R-D, R-M, R-V, R-R0 S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92
(9) Residential 29 du/gr. ac. (34.8 du/gr. ac. density bonus option)	R-U, R-D, R-M, R-V, R-R0 S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92
(10) Residential 40 du/gr. ac	R-U, R-D, R-M, R-V, R-R0 S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92



## COMMERCIAL DESIGNATIONS

The Commercial Designations provide locations for exclusive commercial uses and areas for a mixture of commercial and residential uses. The amount and location of commercially designated land has been a great concern to the citizens of Lakeside. An inventory of existing commercial development has shown that there is a surplus of commercial land zoned for retail and other business uses. According to land use tabulations of December, 1974, approximately 227 acres are commercially zoned with only 49.5 acres or 21% currently in use. An additional 51.8 acres have been developed commercially, but in other zones. In 1970, of the 222 acres zoned commercial, 36.5 acres were used with 61.5 commercial acres developed in other zones. Although the population of Lakeside increased 10,700 between 1970-75, the increase in acreage developed for general retail amounted to only 3.2 acres. The table that follows illustrates the relationship between commercial uses and population. Quite clearly, a substantial growth in Lakeside's population will be required before the present allocation of commercially-zoned land will be fully utilized.

The Lakeside Community Planning Committee has adopted goals that encourage the clustering of commercial uses with provisions for landscaping, parking, and the application of visually attractive design standards. Accordingly, the Plan proposed to reinforce the growth of existing commercial areas by encouraging new commercial development to "fill in" these existing commercial centers. Three commercial categories are provided. Each is designed to meet a specific need and is directly related to the number of persons served.

Besides the commercial designations shown on the urban areas of the map, the Lakeside Plan recognizes that future development in the rural area may warrant supporting surrounding rural needs and should not be rezoned commercial until a need has been demonstrated. Further, they should be clustered and spaced at intervals so that each has an adequate trade area to support its economic viability and so that rural commercial strips do not develop.

### (11) Office-Professional

-- This designation provides areas for administrative and professional services. Residential uses may be permitted under Special Circumstances (SC). This designation is consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

Uses encouraged within this designation are professional office buildings. This category is well located along a major road where proper site design can take advantage of this transit corridor while not creating severe traffic conflicts.

The use of the Office category at this location also serves as a transition from the more intensive General designation to the north.

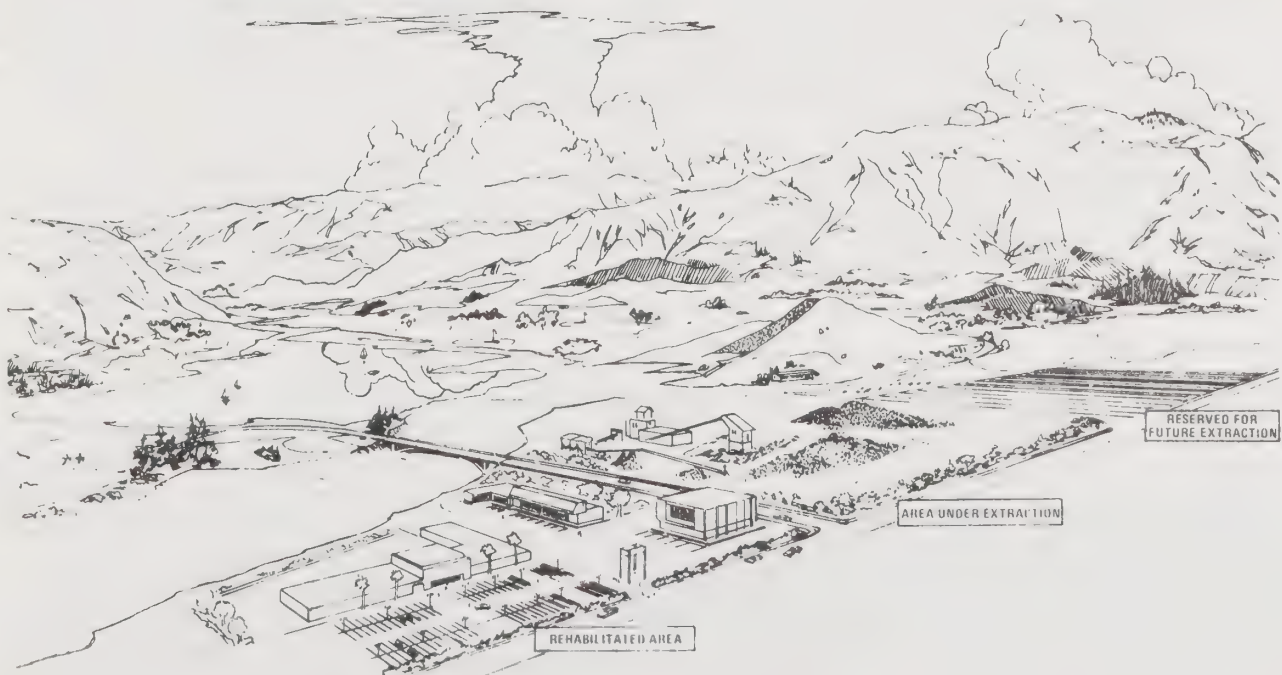
### (12) Neighborhood Commercial

-- This designation provides for limited, small scale commercial uses serving the daily needs of local residents. It is designed to serve only a limited market and uses should be compatible in design and scale with adjacent residential uses. Residential uses may be permitted under Special Circumstances. This designation is consistent with all categories of the Regional Land Use Element.

# COMMERCIAL USES—POPULATION TOTAL

	POPULATION	ACRES IN COMMERCIAL USES	ACRES ZONED COMMERCIAL ACRES IN COMMERCIAL USE	ACRES OF COMMERCIAL USE IN OTHER ZONES
1970	24,500	98.1	222 36.5	61.5
1975	35,200	101.3	227 49.5	51.8
Difference	10,700	3.2		

## CONCEPTUAL SCHEMATIC OF PHASED REHABILITATION OF A FLOOD PLAIN





Markets, drug stores, and professional offices would be customarily found here. The Plan offers approximately 40 acres to accommodate demand for these uses, with 5 to 10 acres suggested as the most desirable site size. Proper landscaping and design standards, as well as provisions for off-street parking, should be encouraged to mitigate any functional or visual interferences with residential or rural uses.

It is the intention of the Plan to consider the Neighborhood designation as a flexible development concept. Six designations have been identified. Their locational criteria have been designed to minimize scattered commercial development while maximizing accessibility to residents.

### (13) General Commercial

- This designation provides for commercial areas where a wide range of retail activities and services is permitted. Residential uses may be permitted under Special Circumstances. This designation would be appropriate for community or regional shopping centers, central business districts, or small but highly diverse commercial development. It is intended that uses permitted within this designation be limited to commercial activities conducted within an enclosed building. This designation is consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

The Lakeside Plan proposes 70 acres in the town center to be designated as General Commercial. This area is situated generally between Channel Avenue on the west, Lindo Lake Park on the east, and bordered by Highway 67 on the north, and Julian Avenue on the south. Existing land uses include a variety of retail outlets mixed with heavy commercial and wholesale activities. Residential areas varying from one and two family units to apartments abut many of the commercial uses.

Since the uses in the town center represent a sizeable investment and land area commitment, this area should remain the major business nucleus of the community. Development of this location should be planned on a total site basis to include provisions for preserving the natural amenities of the area as well as architectural design criteria reflecting the rural identity of Lakeside.

Commercial strip developments have become a matter of increasing concern to municipal governments, investors and property owners. Since these developments characteristically parallel major arteries, they have a significant impact on the visual quality of an area and the existing uses of land. In some cases, the extent of commercial strips will predetermine future land use proposals for an entire community.

In Lakeside, five areas are identified as existing commercial strips or as having the potential to develop into such strips: Woodside Avenue, both sides, between Riverford Road and the Channel Road; Wintergardens Boulevard, both sides, between Pepper Drive and Short Street; Wintergardens Boulevard, both sides, approximately 400 feet north, and 1,200 feet south of the convergence of Gay Rio Drive and Gardenia Road; Greenfield Drive, north side, between Second Street and Denver Lane; and Olde Highway 80 in the Glenview and Johnston areas. Uses along these major roads are varied and generally unrelated physically and functionally to each other or the surrounding areas. Some uses can be characterized as specifically auto-oriented such as auto parts and repair shops, used car sales, car washes, etc. Other uses fall into the retail category that includes small business, grocery stores, and eating and drinking establishments. Professional and office uses



are also located along these strips, consisting of veterinary, insurance, and real estate offices. The remaining commercial uses fall into wholesale and light manufacturing activities. Machine and welding outlets, auto and truck storage areas, machine repair, plumbing, and furniture shops would be customary uses found in this classification. To complete an accurate picture of the land use pattern developing in commercial strips, residential uses must be included. A full range of residential densities, from single-family dwellings through apartments co-exist with this host of commercial mixes.

The adverse effects of commercial strip development are many. More importantly, these effects are equally shared by all groups who have an interest in this type of development. The commercial property owner operates in an unstable business environment of harsh price competition, unstable land values and high vacancy and turnover rates. Residential owners experience the encroachment of incompatible uses and are forced either to move or seek a change to a commercial use. Public agencies are precluded from planning utilities efficiently and at minimum cost since the spread and mix of commercial and residential uses bears no functional relationship to each other. As population and the strip expand, parking is at a premium, existing streets are quickly overcapacitated, and pedestrian-automobile conflicts increase. Inevitably, more public funds must be allocated for street widening, road maintenance, and sign and traffic controls. Finally, the welfare of the community as a whole is affected by the form and quality of commercial strip development. The five major roads identified as strip commercial areas in Lakeside are heavily traveled, high-volume trafficways; but, they also serve as entrance points to the community. To a great extent the initial impressions people receive traveling these roadways will influence their perception of Lakeside, its "quality of life" and its community character. A disjointed mass of linear development could depress the demand for real estate and, consequently, the value of real property in the community.

It should be made clear that the Lakeside Plan does not encourage the total abolishment of commercial uses along highways and major arterials. On the contrary, the Plan recognizes that certain commercial and residential uses are functionally and economically dependent on highway frontage locations. In fact, many of these uses are complementary to each other and provide mutual support for growth. The critical issues regarding strip commercial developments are balance and the spatial distribution of uses.

The General Commercial designation proposes to integrate a variety of separate uses which already exist in large part into a land use pattern that is more economically and physically consistent. Commercial uses, administrative and professional offices, and multi-family dwellings would be activities found compatible in this designation.

These uses would be encouraged to locate and develop in a manner that assures efficiency and safety of the highway and enhances overall community appearance. To achieve these objectives, the following principles and recommendations should govern the application of the General Commercial designation:

- Commercial uses should be encouraged to form concentrations of groupings along commercial strips and discouraged from locating in isolated areas along major streets. Only those activities found to be compatible with high volume roadways and dependent upon such roadways for economic growth should be encouraged to develop.

- New commercial uses, especially auto-oriented activities, should be encouraged to develop on lots with considerable depth so as to provide adequate parking and safe access and egress along major streets. Such uses should be properly integrated with existing uses and designed to minimize conflicts with adjoining uses.
- Residential uses should locate where lot sizes and topography are suitable and where public utilities and facilities can be provided in an efficient logical manner.
- Landscaping regulations should be required by ordinance and integrated with sign and parking requirements to beautify specific use areas and enhance overall community design.

(14) Service Commercial

- This designation provides for heavier commercial or light industrial uses with large acreage requirements. This designation would differ from the General Commercial Designation in that it emphasizes services to retail commercial zones by permitting wholesaling and warehousing activities. This designation is consistent with all categories of the Regional Land Use Element.

# COMMERCIAL DESIGNATIONS AND USE REGULATIONS

## U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(11) Office-Professional	C-30, C-31, C-46 S-80, S-84, S-86, S-88 S-90, S-94	R-C S-82
(12) Neighborhood Commercial	C-32, C-30 S-80, S-86, S-88 S-90, S-94	R-C C-31 S-82
(13) General Commercial	C-36, C-30, C-32, C-34, C-42 C-44, C-46, S-80, S-84, S-86 S-88 S-90, S-94	C-31 S-82 R-C
(14) Service Commercial	C-38, C-30, C-32, C-34, C-36 C-37, C-40, C-42, C-44, C-46 S-80, S-84, S-86, S-88 S-90, S-94	C-31 S-82

# INDUSTRIAL DESIGNATIONS AND USE REGULATIONS

## U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(15) Limited Impact	M-50, M-52, S-80, S-86, S-88 S-90, S-94	C-44 S-82
(16) General Impact	C-38, M-50, M-52, M-58, M-54 S-80, S-86, S-88, S-90, S-94	C-44 S-82

# NON-URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

## U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(17) Estate Residential	A-70, A-72, R-R S-80, S-88, S-90, S-92, S-94	R-RO, R-C, C-36 C-40, C-44, S-82, S-86
(18) Multiple Rural Use	R-R A-70, A-72 S-80, S-88, S-90, S-92, S-94	R-RO, R-C, C-36 C-40, C-44, M-50, M-52 S-82, S-86



## INDUSTRIAL DESIGNATIONS

The Industrial Designations provide locations for manufacturing, industrial, wholesaling, and warehousing uses based on the potential nuisance characteristics or impacts of a use. The two Industrial Designations are:

### (15) Limited Impact Industrial

- This designation provides for manufacturing and industrial uses which exhibit few or low nuisance characteristics. All uses, with minor exceptions, are conducted entirely within enclosed buildings. This designation is consistent with all categories of the Regional Land Use Element.

The general industrial goal for Lakeside is to "allow a limited amount of industrial development with clean, non-polluting operations which complement Lakeside's rural environment and add to the tax base while not triggering significant population growth."

The Lakeside Community Plan identifies three major areas which are currently used for industrial purposes. It is intended that these areas be more intensively used in the future as an alternative to the establishment of additional areas.

Three areas are designated for Limited Impact Industrial. One of these is located north of the town center and adjacent to State Highway 67, extending approximately from Wintergardens Boulevard to Willow Road and avoiding the floodplain. This area is currently used for a variety of light industrial uses and a mobile home park. The second area designated for Light Industry is in the Flinn Springs area between 1-8 and Olde Highway 80. This area is considered particularly appropriate as a location for recreational vehicle and equipment storage. The third area represents an existing steel fabrication operation on Royal Road, east of Wintergardens Boulevard.

Extractive industry has its base of operation confined to the upper San Diego River. The mining of sand in the riverbed is a use of long standing, and is the major industry of the Plan Area. The desire to protect construction sand and gravel for future use has been pointed out in the community's goals and has been taken into account in preparing the Plan map.

It is recognized, however, that additional resources do exist; particularly sand in the San Vicente Creek and Poway conglomerate in areas surrounding the Heavy Industrial designations in the northern section of the community. While there are currently no plans for excavation of these additional sites, future studies may indicate a need to tap this important regional resource.

Industries which do locate in Lakeside in the future are encouraged to plan facilities which blend with their surroundings through imaginative building design and site layout as well as attractive landscaping.

### (16) General Impact Industrial

- This designation provides for uses exhibiting moderate to severe nuisance characteristics. Typically, large sites are required with direct access to major roads, railroads, and other transportation modes. This designation is consistent with all categories of the Regional Land Use Element except Country Town.

One area has been selected for general impact industrial usage on the Lakeside Community Plan. That site is in the northern sector of the Plan Area on both sides of State Highway 67. For some years now, the site has been used for granite quarrying and gravel extraction operations. It is anticipated that the scope of operations will be expanded to include an asphalt mix plant. Future uses of a similar noxious nature would be logically expected to locate at this site. Because of the nature of heavy industrial uses, an adequate amount of land is required as a buffer zone between those uses and surrounding uses such as the proposed Sycamore Canyon Park.

#### NON-URBAN RESIDENTIAL DESIGNATIONS

These designations provide for areas not intended to develop at urban densities. Urban improvement standards will not apply and urban level services will not be provided. Commercial uses may be permitted to serve the needs of the residents. There are two Non-Urban Residential Designations:

##### (17) Estate Residential

- This designation provides for minor agricultural and low density residential uses. Minimum parcel sizes of two or four acres or larger are required depending on the following slope criteria:
- 1 dwelling unit per 2 acres (gross) where the average slope does not exceed 25%.
- 1 dwelling unit per 4 acres (gross) where the average slope is greater than 25%.

Clustering when located within the Estate Development Area Category of the Regional Land Use Element is permitted within this designation. This designation is consistent with the Estate Development Area, Country Town, Environmentally Constrained Area, and Special Study Area Categories of the Regional Land Use Element.

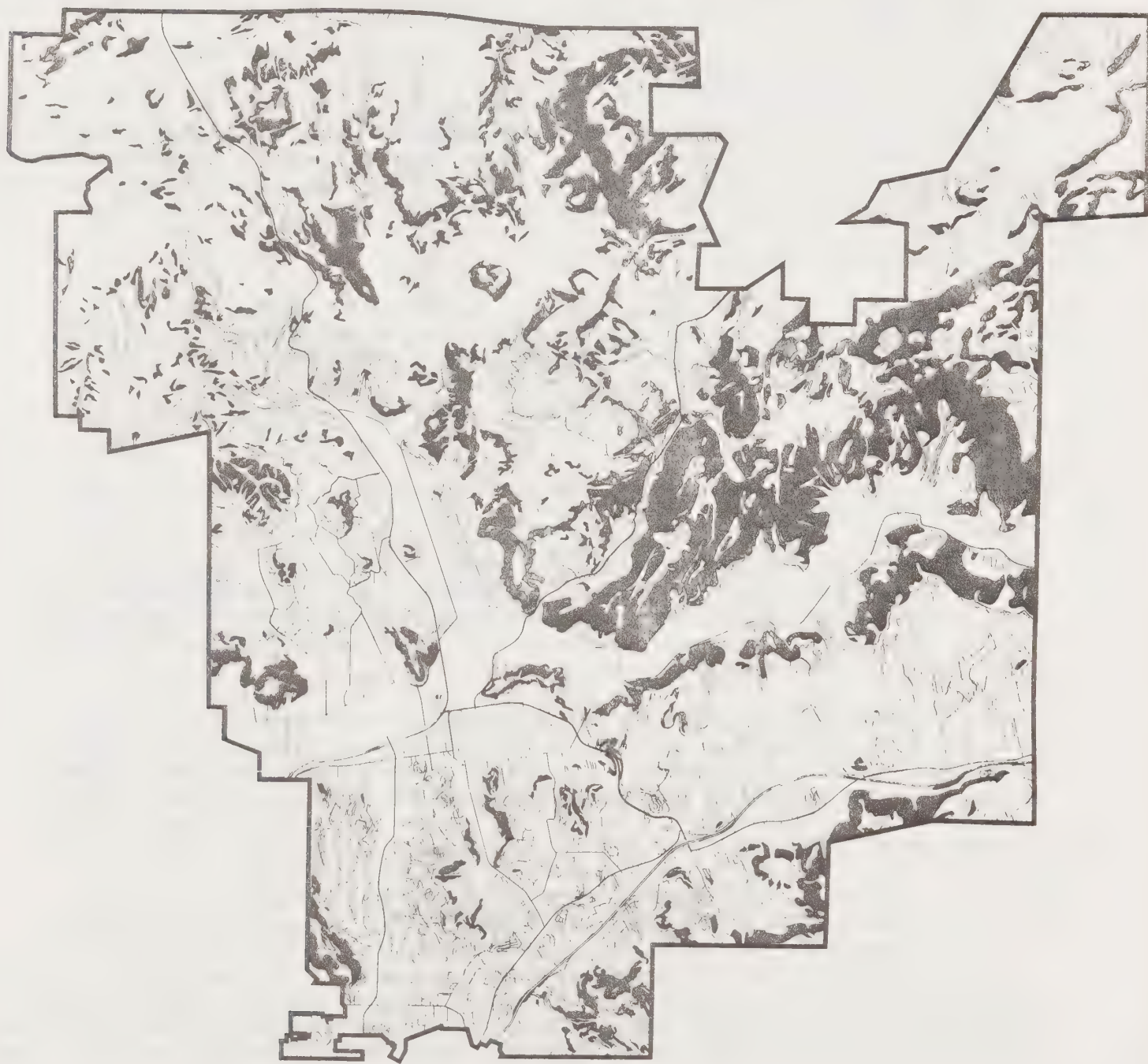
The Estate Residential designation is applied to areas where single family residential and certain agricultural uses, such as avocado orchards and horse ranches, would be appropriate. Also certain rural-recreational activities not normally provided by public agencies would be appropriate. Such recreational uses might include: nature resort areas, recreational areas, wildlife areas or riding clubs.

The use and development of land within this designation is limited by the natural constraints of the land, topography being the most critical. Therefore, before each site is developed in the Estate Residential designation a thorough slope analysis map should be prepared for the parcel. This analysis will be based upon an accurate topographic map at a usable scale and should describe a slope breakdown. The development proposal should reserve a portion of land within each slope designation and that portion should remain as undisturbed land in its natural configuration.

In every case, homes and other structures should be limited to more level portions of each parcel. Development should be located on easily accessible pockets of



## SLOPE CATEGORIES



0 - 12%

12 - 30%

30 - 50%

OVER 50%



land where sites and access roads blend into the natural landscape and cause minimal disruption of the natural topography. Proper septic tank and leach line installation and maintenance will forestall the extension of public sewers to these areas.

#### Contemplated Land Uses

1. Single family residences and related accessory uses.
2. Minor commercial and public facility uses as appropriate to support rural residential densities provided such proposals are consistent with Commercial, Industrial, and Public Facility Subelements of the Land Use Element.
3. Other uses as may be appropriate in the individual instance which do not require an urban level of services, including but not limited to:
  - golf courses and other low intensity outdoor recreation uses
  - grazing
  - plant nurseries
  - mineral extraction
  - radar, radio, and telephone towers and power transmission facilities.

#### (18) Multiple Rural Use

- This designation is applied in areas with one or more of the following characteristics: not highly suited for intensive agriculture; rugged terrain; watershed; desert lands; lands susceptible to fires and erosion; lands which rely on groundwater for water supply; and other environmentally constrained areas. Parcel sizes of 4, 8, or 20 acres are required depending upon slope as follows, and the criteria established in the County Groundwater Policy which may require up to 40 acre parcels:

Slope: -- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25%.

-- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.

-- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

Other than a single-family home on an existing lot, it is not intended that any development occur unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, erosion and fire problems will be minimal, and no urban levels of service will be required.

Permitted parcel sizes are as specified above, provided that Health Department requirements for adequate immediate and long term water supply and septic tank and leach fields can be met, provided that the criteria in the County Groundwater Policy can be met (which may require minimum parcel sizes of 40 acres), provided that when environmental analysis indicates that significant impacts could occur then larger parcel sizes will be

required, and further provided that when zoning on the land requires a larger parcel size such larger parcel size shall prevail.

Clustering when located within the Estate Development Area Category of the Regional Land Use Element is permitted within this designation. This designation is consistent with the Estate and Rural Development Area, Country Town, Environmentally Constrained Area, and Special Study Area Categories of the Regional Land Use Element.

#### AGRICULTURAL DESIGNATIONS

These designations promote agricultural use as the principal and dominant use. Uses that are supportive of agriculture or compatible with agricultural uses are also permitted. Lot sizes and overall population density will vary based on the suitability of the individual parcels for various crops or agricultural products. No uses should be permitted that would have a serious adverse effect on agricultural production including food and fibre production, horticulture, floriculture, or animal husbandry. There are two Agricultural Designations:

##### (19) Intensive Agriculture

- This designation promotes a variety of agricultural uses including minor commercial, industrial, and public facility uses appropriate to agricultural operations or supportive of the agricultural population.
- This designation permits 2, 4 and 8 acre parcels under the following circumstances.

One dwelling unit per 2 acres (gross) when the following finding is made:

- at least 80 percent of the land does not exceed 25 percent slope; and
- the land is planted, and has been planted, for at least the previous one-year period, in one or more of the following commercial crops as defined by the U.S. Department of Agriculture Soil Survey, San Diego Area (1973) - avocados, flowers, tomatoes, and specialty crops; and
- a continuing supply of irrigation water is available to the land; and
- the land has access to a publicly maintained road without the necessity of a significant amount of grading; and
- two acre parcels on the land will not have a significant adverse environmental impact which cannot be mitigated.

One dwelling unit per 4 acres (gross) where the average slope of the land does not exceed 25 percent and the above finding cannot be made.

One dwelling unit per 8 acres (gross) where the average slope of the land is greater than 25 percent.

- In connection with commercial, industrial, public facility, public utility, electronic installations, and other specialized uses, a smaller parcel size may be permitted, provided on-site sewage disposal, zoning, and other site development requirements can be met.
- This designation is consistent with all categories of the Regional Land Use Element.

(20) Agricultural Preserves

- This designation permits the following:

For lands under contract, permitted uses and parcel sizes shall be as specified by the contract.

For lands within the preserve boundaries but not under contract, uses and parcel sizes shall be determined by the Use Regulation. This designation is consistent with all categories of the Regional Land Use Element.

#### AGRICULTURAL DESIGNATIONS AND USE REGULATIONS

##### U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(19) Intensive Agriculture	A-70, A-72 S-80, S-88, S-90, S-94	R-C S-82, S-86
(20) Agricultural Preserve	A-70, A-72 S-80, S-88, S-90, S-94	S-82, S-86

#### SPECIAL PURPOSE DESIGNATIONS AND USE REGULATIONS

##### U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(21) Specific Planning Area	Consistent with all Use Regulations	---
(22) Public/Semi-Public Lands	Consistent with all Use Regulations	---
(23) National Forest/State Parks	R-R A-70 S-80, S-88, S-90, S-92, S-94	R-C, C-44 A-72 S-82, S-86
(24) Impact Sensitive	R-R A-70 S-80, S-88, S-90, S-92, S-94	A-72 S-82, S-86
(25) Extractive	A-70, A-72 S-80, S-82, S-90, S-92 S-94	C-37, C-38, C-40 C-42, C-44, C-46 M-50, M-52, M-54, M-58 S-86



## SPECIAL PURPOSE DESIGNATIONS

### (21) Specific Planning Area

- This designation is used where a specific plan has been adopted or must be adopted prior to development. Land within this designation typically has environmental constraints or unique land use concerns which require special land use and/or design controls. The overall density permitted in a Specific Planning Area shall be designated on the Community or Sub-regional Plan map. This designation may be consistent with all categories of the Regional Land Use Element.

### (22) Public/Semi-Public Lands

- This designation indicates lands generally owned by public agencies. This designation includes military bases; Indian reservations; cemeteries; institutions; public parks including Regional Parks; County airports; and other public and semi-public ownership. Any proposal for private development within this designation will be reviewed by the appropriate agency to assure that there will be minimum adverse effect on that agency's property or plans for that property.

For areas in private ownership, lot sizes shall be determined by the following criteria and standards.

- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25% and each parcel has frontage on a publicly maintained road.
- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.
- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

This designation is consistent with all categories of the Regional Land Use Element.

### (23) National Forest and State Parks

- This designation indicates the planned boundaries and major land holdings of the Cleveland National Forest, Cuyamaca Rancho State Park, and Anza-Borrego State Park. It is the intent of this designation that the appropriate governmental agency will be notified prior to the approval of any proposal by a property owner to use or develop any land within this Land Use Designation. Under California Code Section 884, a reasonable period of time will be given for the appropriate public agency to respond to such notice.

For areas in private ownership, lot sizes shall be determined by the following criteria and standards:

- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25% and each parcel has frontage on a publicly maintained road, or a road which connects to a public road; has a 40 foot minimum

right-of-way and meets large-lot subdivision standards for improvements and geometrics.

- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.
- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

This designation is consistent with all categories of the Regional Land Use Element.

(24) Impact Sensitive

- This designation is applied to areas considered unsuitable for urban development for reasons of public safety or environmental sensitivity. Large lot residential parcels, agricultural pursuits, limited recreational uses, mineral extraction, or greenbelts connecting permanent open space areas may be compatible with this designation. This designation includes:
  - environmentally sensitive characteristics such as floodplains, waterbodies, lagoons, marshes, wetlands, steep slopes, vegetation and wildlife habitat, heavy timber, mineral extraction, watershed and desert, and
  - safety impact considerations such as floodways, faults, and landslide potential.

Parcel sizes of 4, 8, 20, and 40 acres or larger are required depending on the following criteria:

Slope	Not exceed 25%	Greater than 25% Not exceed 50%	Greater than 50%
Environmentally sensitive	4 acres	8 acres	
Safety impact	8 acres	20 acres	40 acres

This designation is consistent with all categories of the Regional Land Use Element.

As mentioned above the floodplains are considered environmentally sensitive. The floodplains are shown on the plan map for information in those locations where the 100 year floodplain lines have been updated.

Recognizing the environmental and economic significance of floodplains both to Lakeside and to a growing metropolitan area, much consideration has been devoted to their highest and best use. A variety of goals relating to floodplains were formulated in order to provide proper direction in preparing a plan which would guide the management of this unique resource.

The section of the Upper San Diego River from Santee to El Monte Park currently hosts a variety of activities from crop raising to dairy farming to commerce and industry. The prevailing use, however, has been and continues to be the extraction of high quality construction sand. Studies may be needed to precisely indicate the extent of this sand deposit, but there seems little doubt that it is extensive and that, if properly managed, it can continue to serve an essential regional need for several decades. The problems inherent in this endeavor are, however, too important to be allowed to continue in a haphazard manner. The protection of the ground water supply, the disturbance of the natural flood drainage system, the short-term discomfort of a noxious industrial activity, and the long-term rehabilitation of depleted mines are subjects that have been considered in preparing the Plan map.

The solutions suggested by this community plan are in no way all-encompassing but will hopefully guide future decisions.

Three phases are essential in maintaining a balanced floodplain management program. The first concern is for the protection of those areas currently identified as having deposits of construction sand within the Lakeside Planning Area. While these areas are held in reserve, the existing mining operations will be allowed to extract sand to the fullest extent possible. Adequate controls to protect ground water and surrounding residents can be applied in order to avoid the pot hole effect which prevails under existing restrictions. By encouraging deeper mining it will be possible to limit the industry's sites from one end of the river bottom to the other; to fully utilize resource and equipment at existing, established locations; and third, to provide rehabilitated areas offering a water-recreation setting. Rehabilitated by the industry prior to relocating in reserved areas, and guided by a Specific Plan, this section of the San Diego River Basin will offer active and passive recreational opportunities along a water storage system. This storage system may additionally function as an integral part of a reclamation program.

Los Coches Creek flood line delineation is near completion, however, existing development along much of this drainage area is such that the current threat to life and property will necessitate artificial drainage structures.

#### (25) Extractive

This designation is applied only to areas containing economically or potentially economically extractable mineral resources. The designation promotes extraction as the principal and dominant use. Uses other than extraction and processing of mineral resources are allowed only when they will not interfere with present or future extraction. Uses such as processing, agriculture and open space which are supportive of, or compatible with, mining are also allowed. Interim uses which are not compatible, but which will be removed, may be allowed.

Within this designation parcels may not be subdivided to lots smaller than 20 gross acres. However, this limitation:

1. Does not apply to portions of parcels outside of the Extractive designation.
2. Does not preclude extraction operations on existing parcels smaller than 20 gross acres.



This designation is consistent with all categories of the Regional Land Use Element.

The Extractive land use designation is an overlay designation. It is intended to be temporary in that the County will initiate a General Plan amendment to remove the extractive designation once extraction and rehabilitation is complete. It is intended that the land use would, through such General Plan Amendment, be re-designated to the underlying designation. Such General Plan Amendment and re-designation may be adopted for portions of individual properties in order to accommodate phased rehabilitation and new uses.

The underlying land use will continue to be shown on General Plan maps but will have no regulatory effect while the extractive designation exists.

#### SPECIAL AREA OVERLAYS

Where some unique physical, legal, or resource situation exists, a Special Area Overlay shall be used on the appropriate land use map. This overlay designation shall: 1) indicate that the underlying designation is modified in some limiting way as to permitted use and/or to permitted density; 2) define conditions in addition to those normally used in order to attain the underlying use and density.

These overlays are applied to lands which have some unique characteristics which might indicate an implementing Use Regulation other than the primary Use Regulation is appropriate. These overlays are:

##### SCENIC (S)

- This overlay applies to areas of high scenic value both to assure exclusion of incompatible uses and structures and to preserve and enhance the scenic value. This will be implemented primarily through the Scenic Area Regulations of The Zoning Ordinance (Section 5200).

##### RESOURCE CONSERVATION AREAS (RCA)

- This overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of special land use controls such as cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits. Resource Conservation Areas shall include but are not limited to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geologic formations, and significant archaeological and historical sites.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects which they intend to carry out, propose, or

approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

#### DISTRICT PRESERVATION (DP)

- The purpose of this overlay is to preserve the historic, cultural, and architectural resource values of designated districts by encouraging compatible uses and architectural design. This will be implemented primarily through the District Preservation Area Regulations of the Zoning Ordinance (Section 5700).

## ZONING MATRIX

The Government Code Section 65860 requires that the County Zoning Ordinance must be compatible with the objectives, policies, and general land uses and programs specified in the adopted General Plan. The following matrix shows the Use Regulations which are compatible with the plan. All Use Regulations have reference to the San Diego County Zoning Ordinance No. 5281 (New Series). In each land use designation, a number of zones may be suitable to meet the intent of the plan.



# COMPATIBILITY MATRIX<sup>(1)</sup>

## DEGREE OF COMPATIBILITY:

- CONSISTENT WITH REGIONAL CATEGORY
- \* CONSISTENT USE REGULATION
- SPECIAL CIRCUMSTANCES

REGIONAL CATEGORIES <sup>(2)</sup>						LAND USE <sup>(3)</sup> DESIGNATIONS	USE REGULATIONS <sup>(4)</sup>																																
CURRENT AND FUTURE URBAN	ESTATE	RURAL	COUNTRY TOWN	ENVIRONMENTALLY CON- STRAINED	SPECIAL STUDY AREAS		RESIDENTIAL						COMMERCIAL						INDUSTRIAL			AGR		SPECIAL															
							R-S	R-D	R-M	R-V	R-U	R-RD	R-R	R-C	C-30	C-31	C-32	C-34	C-36	C-37	C-38	C-40	C-42	C-44	C-46	M-50	M-52	M-54	M-56	A-70	A-72	S-80	S-82	S-85	S-87	S-88	S-90	S-92	S-94
						URBAN RESIDENTIAL																																	
						1. 10 DU/1, 2 & 4 Ac. <sup>(5)</sup>	*	*	○	○	○	*	*	○																○	○	*	○	○	*	*	○	*	*
						2. 1.0 DU/Ac.	*	*	○	○	*	*	*	○																○	○	*	○	○	*	*	○	*	*
						3. 2.0 DU/Ac. <sup>(6)</sup>	*	*	○	○	*	*	*	○																○	○	*	○	○	*	*	○	*	*
						4. 2.9 DU/Ac. <sup>(6)</sup>	*	*	*	*	*	*	*	○																○	○	*	○	○	*	*	○	*	*
						5. 4.3 DU/Ac. <sup>(6)</sup>	*	*	*	*	*	*	*	○																○	○	*	○	○	*	*	○	*	*
						6. 7.3 DU/Ac. <sup>(6)</sup>	*	*	*	*	*	*	*	○																○	○	*	○	○	*	*	○	*	*
						7. 10.9 DU/Ac. <sup>(6)</sup>	*	*	*	*	*	*	*	○																○	○	*	○	○	*	*	○	*	*
						8. 14.5 DU/Ac. <sup>(6)</sup>	○	*	*	*	*	*	*	○																○	○	*	○	○	*	*	○	*	*
						9. 29.0 DU/Ac. <sup>(6)</sup>	○	*	*	*	*	*	*	○																○	○	*	○	○	*	*	○	*	*
						10. 40.0 DU/Ac.	○	*	*	*	*	*	*	○																○	○	*	○	○	*	*	○	*	*
						COMMERCIAL																																	
						11. OFFICE PROFESSIONAL								○	*	*									*								*	○	*	*	*	*	
						12. NEIGHBORHOOD <sup>(14)</sup>								○	*	○	*																*	○	*	*	*	*	
						13. GENERAL <sup>(14)</sup>								○	*	○	*	*	*					*	*	*							*	○	*	*	*	*	
						14. SERVICE									*	○	*	*	*	*	*	*	*	*	*							*	○	*	*	*	*		
						INDUSTRIAL																																	
						15. LIMITED IMPACT																		○	*	*					*	○	*	*	*	*	*		
						16. GENERAL IMPACT																*		○	*	*	*	*			*	○	*	*	*	*	*		
						NON-URBAN RESIDENTIAL																																	
						17. ESTATE 1 DU/2 & 4 Ac. <sup>(15)</sup>					○	*	○					○		○			○							*	*	*	○	○	*	*	*	*	
						18. MULTIPLE RURAL USE 1 DU/4, 8, 20 & 40 Ac. <sup>(15)</sup>					○	*	○					○		○			○	○		○	○			*	*	*	○	○	*	*	*	*	
						AGRICULTURAL																																	
						19. INTENSIVE 1 DU/2, 4 & 8 Ac.							○																	*	*	*	○	○	*	*	*	*	
						20. PRESERVES 1 DU/8 Ac.																								*	*	*	○	○	*	*	*	*	
						SPECIAL PURPOSE																																	
						21. SPECIFIC PLAN AREA																																	
						22. PUBLIC/SEMI-PUBLIC																																	
						23. NATIONAL FOREST & STATE PARKS 1 DU/4, 8 & 20 Ac.						*	○											○						*	○	*	○	○	*	*	*	*	
						24. IMPACT SENSITIVE 1 DU/4, 8, 20 & 40 Ac.						*																		*	○	*	○	○	*	*	*	*	
						25. EXTRACTIVE 1 D U /20 Ac.																								○	○	○	○	○	○	○	*	*	*

## NOTES:

- The Land Use Element text describes in detail each regional category and land use designation. Use regulations are explained in the County Zoning Ordinance. Consistency with the Land Use Element shall be determined by reviewing both the Matrix and the Goals and Policies of the Land Use Element.
- See Regional Land Use Element Map.
- See the Community and Subregional Plan Maps. The densities specified on the Matrix are maximum permitted densities.
- See the County Zoning Ordinance.
- Refer to Policy 2.1 of the Land Use Element text for the application of this designation.
- Twenty percent (20%) density bonuses are available in this designation for those projects qualifying under the Inclusionary Housing Policy. Refer to Policy 2.1 of the Land Use Element text for maximum permitted density.
- The density permitted by the Use Regulation shall not exceed the maximum density specified by the Land Use Designation.
- Existing (as of January 3, 1979) fully subdivided and fully developed uses may be classified to a use regulation consistent with that use (Policy 3.5 of the Land Use Element).
- Special Purpose Overlays may be applied over any of the 24 Land Use Designations. These overlays shall serve to modify and/or further

restrict the underlying land use designation (Policy 2.7 of the Land Use Element).

- The S-87 use regulation is not consistent with any of the Land Use Designations. It is intended to provide limited controls on the use of property pending specific studies to enable reclassification of said area in conformance with the adopted Community or Subregional Plan Maps.
- To determine consistency in those Community and Subregional Plan Areas where public hearings have not been held to achieve consistency with the Regional Land Use Element, the Land Use Designations on the Community and Subregional Plan Maps shall take precedence over the Regional Categories (Policy 3.2 of the Land Use Element).
- Existing Private Development Plans, Specific Plans and Applications to expand the boundaries of same may conflict with the categories of the Regional Land Use Element. To determine consistency in these cases, the findings as stated in Policy 3.4 of the Land Use Element must be made by either the Planning Commission or Board of Supervisors prior to project level approval.
- Within Country Towns where commercial uses are not specifically designated on the Community or Subregional Plan Maps, commercial uses/use regulations may be consistent with this designation if these uses primarily serve the local population. This does not apply to those lands in Country Towns where commercial is designated

on the plan map. If these uses/use regulations primarily serve the need of the automobile associated traveler, they shall be adjacent to freeway interchanges or in areas with convenient access to freeways or highways. If these uses/use regulations primarily serve the need of the local population, they shall be proposed at a scale and intensity consistent with the surrounding area.

- Until public hearings are held to determine appropriateness of areas designated #12 and #13 based on the new (as of January 3, 1979) definitions of these designations, this regulation is deemed consistent wherever already applied (as of January 3, 1979).
- Clustering when located within the Estate Development area category of the Land Use Element (Policy 1.3, pg 117) is permitted within this designation.
- The Extractive land use designation is an extractive designation, which takes precedence over underlying designations. Upon completion of mining and rehabilitation, the underlying designations automatically apply.

## PUBLIC FACILITIES

The level and quality of public services and facilities reflect not only a community's lifestyle and level of urbanization but also relate directly to the quality of life within the community. Such facilities provide the citizens with services for health and welfare, recreation, education, and other essentials of societal living.

### Schools and Education

The current enrollment of the Lakeside Union School District is 3,993 while the Cajon Valley Union School District estimates that its two schools in the Lakeside Plan area have an enrollment of 1,478 students. It is estimated that primary school enrollment comprises 5,471 students or 21.4% of the population who are served by ten primary schools. This averages out to approximately 547 students per school. The Plan calls for an increase in population of approximately 15,000 people. If it is assumed that current trends will continue, then an additional seven primary school facilities will have to be provided to accommodate an additional 3,852 students by 1995.

The brunt of this burden will fall on the Lakeside School District which has a Master Plan until the year 1990. The district currently has two junior high schools on an 18-1/2 and a 25 acre site, and six elementary schools on sites ranging from eight to ten acres. The Master Plan calls for the addition of 45 classrooms, including kindergarten and multi-purpose rooms, to be distributed among four existing primary schools, which will accommodate an estimated additional 4,065 students. Tierra Del Sol Junior High School is scheduled for an additional eight classrooms to accommodate approximately 250 students.

The Lakeside District has an additional 15 acre site which it may not be able to use because of floodplain zoning. It has no present plans for the acquisition of additional sites.

In addition to its two existing schools, the Cajon Valley District has a site in Blossom Valley. The proposed Blossom Valley site is surrounded by the Rural Residential land use designation on the Plan Map which should generate only minimal increases in school enrollments. The school district suggests adding a goal to guide the schools in getting help from developers in supplying sites and buildings.



Lakeside's only high school, El Capitan, has a current enrollment of 2,200 students and a designed capacity of 1,800.

An additional 2,000 high school students can be expected to be generated by the target 18,000 population increase by 1995. The Grossmont High School District has no immediate plans for the expansion of El Capitan nor for the construction of new high schools in the Lakeside Plan area.

The Grossmont Community College District, in which Lakeside is included, indicated that a third campus might be located in Lakeside some time in the distant future. The Fall enrollment of 14,288 was over capacity; however, a second campus located in Rancho San Diego, expected to be operational by 1977, will serve an additional capacity enrollment of 14,000 students.

It is suggested that the physical facilities might be better utilized if operated under the community schools concept. After school hours, the buildings could serve as neighborhood gathering places for nearby families. This might be especially successful when facilities are located adjacent to community parks.

#### Water

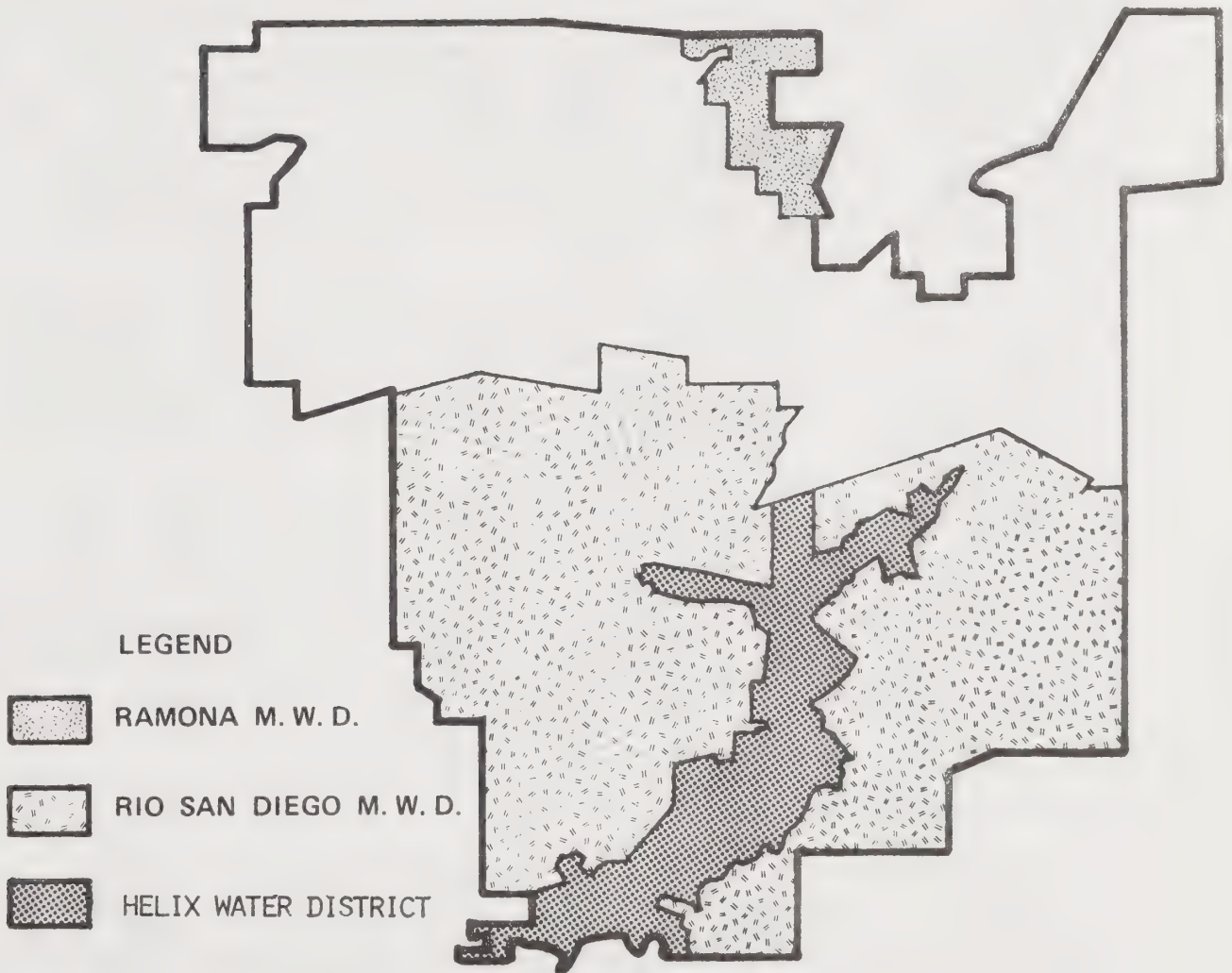
The Lakeside Planning Area receives water services from the Helix Water District, the Lakeside Irrigation District, Riverview Water District, Santee County Water District, Rio San Diego Municipal Water District, and Ramona Municipal Water District. Two of these districts, Santee County and Rio San Diego, have combined to form the Padre Dam Water Resources Agency. Consolidation of these two districts is expected within the next few years. An immediate result of their Joint Powers Agreement has been the consolidation of all operating divisions under one roof which in turn has resulted in economies of staff and resources.

The consolidation of water districts is a desirable goal demanding relatively prompt attention because it is anticipated that the Lakeside Planning Area will soon receive water from the State Water Project. Prior to use, however, such water must be filtered either by the water districts or under their contract. This aspect of the water supply system will require cooperation and coordination among districts.

At the present time, a study is being conducted by an independent consultant to determine the most efficient use of Northern California water. The study is being financed by the Rio San Diego MWD, as the water wholesaling agency, but costs will be shared by other districts receiving benefits. The study addresses questions of main line connection facilities in the San Diego River, the possibility of utilizing underground storage facilities in the San Diego River, and the possibilities of the joint use of Helix Water District's Lake Jennings Capacity on the eastern end of Padre Dam's area in exchange for the use of Padre Dam's capacity by Helix on the western end of Helix's area. Cooperation and coordination of this nature will be necessary to keep water costs down. Estimates of the water districts' costs resulting from the acceptance of Northern California water varies from seven to ten million dollars. In order to minimize this impact, further consolidation will probably be proposed, possibly including the merging of the Lakeside Irrigation District and Riverview Water District into the Rio San Diego Municipal Water District.



## AREAS IN WATER DISTRICTS



### Sewer and Sanitation

The community's overall residential goal aims at "confining higher density residential development to the areas that . . . are within the existing sewer districts." In order to implement this, most of the Plan Area is designated for densities that are low enough to be served by septic tanks. However, the relatively small area served by sewers, where the Plan's higher densities are proposed, already has its sewer capabilities taxed to over-capacity. As explained above, both the Santee County Water District and the Lakeside Sanitation District are under cease and desist orders. This also affects the Alpine Sanitation District because its recently completed outfall was discharging into the Lakeside Sanitation system.

The Lakeside Sanitation District has prepared plans for submission to the Federal Environmental Protection Agency for a \$900,000 grant to construct facilities to connect to the San Diego Metropolitan system by January, 1976. On the surface, connection to the San Diego Metropolitan system appears to be the solution to this regional sewage problem. However, the proposed solution gives rise to several other problems.

The City of San Diego is willing to accept only a certain number of gallons per day into the Metro system and will accept connections from upstream districts only on the understanding that growth is to be limited so as not to overtax the Metro system. In short, the City of San Diego does not wish its sewer capacity to be used to underwrite the growth in inland San Diego County. Further, the discharge of effluent into an ocean outfall does not adhere to the ideal of water reclamation but, instead, continues the old practices of using water once and then processing it for disposal.

Tertiary treatment of effluent has been advanced as an alternative solution to the sewage disposal problem.

Solutions to the closely related problems of sewer facilities and water reclamation are possible only through a change in philosophy which would embrace a concept of total river management. Under this concept, the entire San Diego River, should be managed as one unit. Such management would be interjurisdictional in scope and would be applied to sewer facilities, water reclamation, river bed maintenance, mosquito control, recreational use of the San Diego River, sand and gravel extraction, and the whole multitude of problems and opportunities presented by the interrelationship between inland population growth and the San Diego River.

### Solid Waste Disposal

The Lakeside Planning Area is served by a 150 acre landfill operation off Mission Gorge Road in Santee which, when expanded by an additional 350 acres, is projected to serve the needs of the entire Lakeside-Santee area for the next 20 years, under present conditions. It is estimated that the size of the expanded site will assure an economically feasible operation on a cost per ton basis. The present sanitary landfill method of solid waste disposal is now largely regarded as an interim solution until recycling becomes economically feasible. Long range solutions to solid waste disposal will be forthcoming with the completion of the Solid Waste Management Plan.

## EXISTING SEWER LINES, 1969





## Fire Protection

At the current level of service, the Lakeside Fire Protection District covers a 17 square mile area whereas many districts in urbanized areas protect only 4 square mile areas.

The Lakeside District has purchased land for a third full-time station, to be located in Johnstown, in order to accommodate anticipated growth in the Lakeview-Johnstown area. In connection with its two existing stations, the district has two "brush rigs" (military vehicles converted by the District into a rough country tanker and tanker pumper) for fighting brush fires which require off-road response. Some responsibility for severe brush fires is shared by the California Division of Forestry which maintains a station in the Flinn Springs area.

As the community grows and densities increase, the fire protection provided by the Division of Forestry should be reassessed. Those areas that would lend themselves to annexation to existing fire protection districts should be annexed so that only open, rural areas remain under the protection of the Division of Forestry. Before any large annexation or capital improvement is authorized, it would be appropriate to conduct a thorough study in order to ascertain the best site for new facilities in conjunction with existing fire protection facilities. In addition to the Lakeside Fire Protection District and the State Division of Forestry, a small portion of the southwest sector of the Plan Area is served by the Bostonia Fire Protection District. This district is semi-volunteer and has its own directly elected Board of Directors. It has near-term plans to purchase a new pumper at a cost of \$20-30,000.

These two districts and the Division of Forestry will continue to review subdivision plans for new hydrant placement and will strive to upgrade the service to the Plan Area so as to earn a better Pacific Fire Rating Bureau rating.

## Law Enforcement

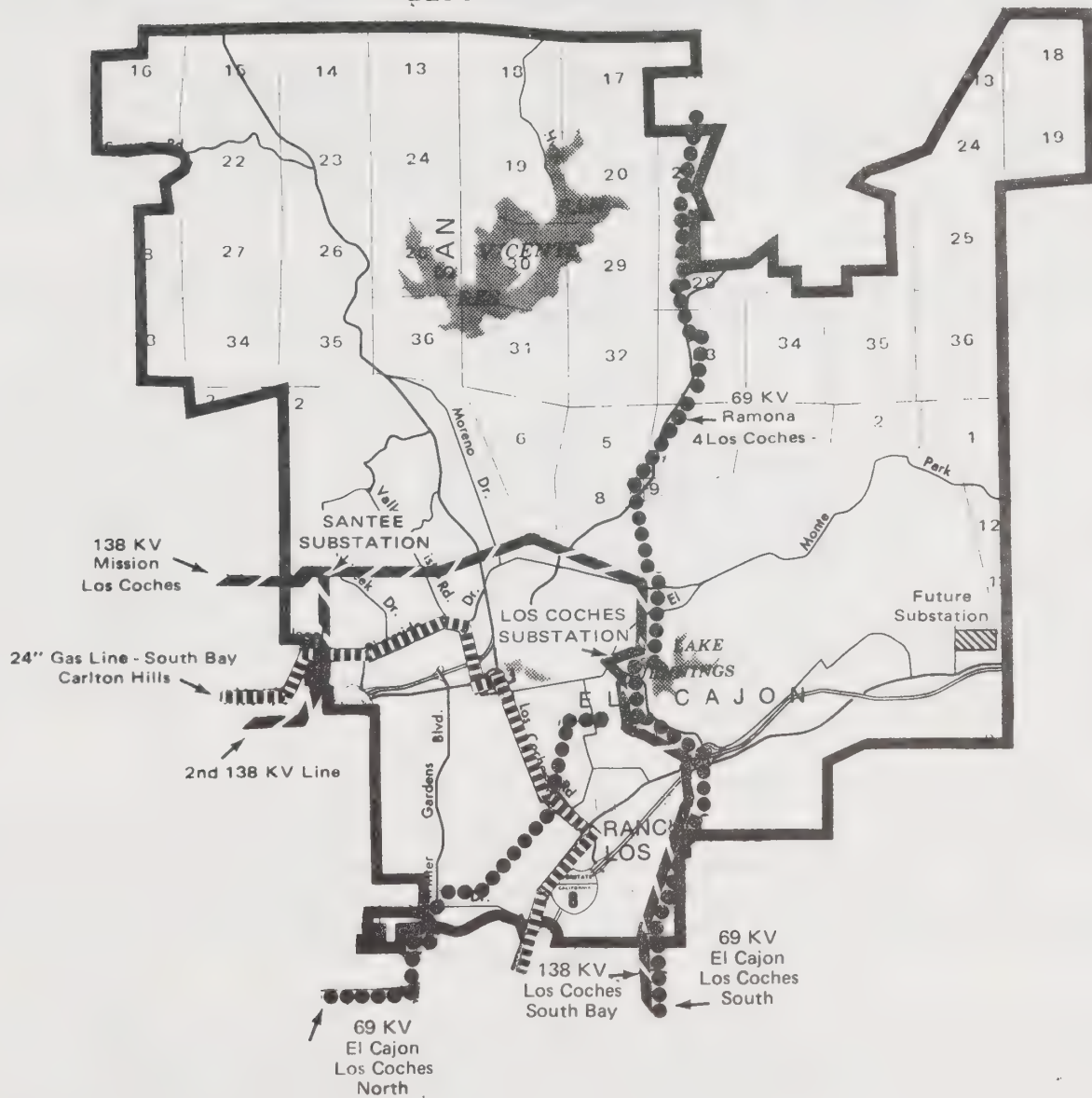
Police services are provided in the Plan Area by the California Highway Patrol and by a major substation of the San Diego County Sheriff's Department. This substation, with a staff of 80, is responsible for an area of approximately 2,700 square miles including Lakeside, Poway, Ramona, Warner Springs, and Borrego. This area is divided into several beats, one of which services Lakeside and eastern and northern El Cajon with one to three patrols during night time hours and four patrols during peak afternoon and evening hours. Further decentralization is encouraged with space provided within the community civic center for future law enforcement personnel and related activities.

## Public Utilities

### SDG & E

The San Diego Gas and Electric Company has been involved in the Lakeside Plan from its inception. As a result, SDG & E has been successful in coordinating its planning with that of the citizens.

# ELECTRIC AND GAS LINES



Indications are that San Diego Gas and Electric Company is engaged in advance planning to ensure that electrical capacity is available for the growth which is expected to occur in the Lakeside Planning Area during the life of the Plan.

Current methods of supplying electrical power require overhead transmission lines. Use of steel poles in certain areas in lieu of lattice towers for high voltage lines has demonstrated SDG & E's concern for the environment and aesthetics. The objectionable appearance of electrical power transmission and towers below ridge lines and by selecting routes which will be relatively unobservable.

The map which follows indicates the general locations for substations, electric transmission rights-of-way, and a future gas line.

#### Pacific Telephone

Telephone services are supplied by Pacific Telephone. A central switching station is located at 9580 Lakeview Road. Installation and other services are available from the district office on Cuyamaca Road in El Cajon. The switching station currently handles approximately 11,100 lines. The station is expected to reach its capacity of 12,300 by June, 1976, by which time it will have been expanded to 14,800 lines to last until June, 1979. The location of an office in Lakeside was based on interoffice-generated growth projections established by Pacific Telephone Company personnel. As the company has extensive current and long range planning operations, it is expected that it will continue to meet the telephone service needs of the Lakeside population.

#### Library-Civic Center Complex

The Lakeside Plan proposes a civic center complex in the vicinity of Lindo Lake Park. This area would provide many locational advantages to users of the town center and the community park. Although precise proposals of size, location, and design are reserved for future study, the civic center should be functionally, if not physically, integrated with the existing library.

Lakeside residents have continually stressed their desire to maintain and promote a community-like atmosphere in the area where they live. To accomplish this goal, the civic center should offer a full array of uses and activities, accommodating residents of all ages and backgrounds. Besides the customary administrative and public offices, the center should provide space for public and quasi-public health and social services such as medical and dental clinics, drug rehabilitation, and family counseling. Consideration should also be given to the inclusion of after-hours activities, a community meeting hall and, perhaps, space for an open air theater to enrich Lakeside's cultural atmosphere.



The library and civic center can offer advantages other than those expressed by spatial and architectural form. If properly planned, the facility can establish an additional focal point for social interaction in the Lakeside community.

#### Health and Social Services

The civic center mentioned previously could also provide space for a multi-agency center providing health and social services to include: 1) a central information and referral service; 2) health and hygiene education programs; 3) offices for County public agency representatives; 4) a primary health clinic; and 5) counseling services. Although Lakeside is not a highly urbanized area, its residents require a higher level of services than now received. Many social services are available in nearby El Cajon. However, services which are centralized in downtown San Diego are inaccessible to such groups as the aged or infirm. The civic center could further the goals of the community by maximizing the efficiency of local agencies serving Lakeside and by improving health services.

There is no general hospital in Lakeside and, at this time, the Grossmont Hospital District has no plans to build one. However, the populated areas of Lakeside have access to six hospitals including the Grossmont Hospital facilities in the Heartlands area. The hospitals, the El Cajon Valley Hospital, Kaiser Foundation Hospital, Grossmont Hospital, Heartland Community Hospital, Mount Helix General Hospital, and Foothill Medical Hospital, have a total of 725 beds. Although there are no plans for location of a full-scale general hospital in Lakeside, plans are underway to add 734 beds to existing facilities during the term of the Plan. At present, each of the six hospitals is utilized well under capacity. In the existing hospitals, a full range of medical care is available including emergency services, intensive care facilities, coronary and respiratory care units, X-ray facilities, a renal dialysis unit, and therapy facilities. There are also a number of convalescent hospitals in and near the Lakeside area providing care for the aged and infirm. In 1970, approximately 120 doctors were within access of the Lakeside population. According to the Health Department, there are adequate numbers of registered nurses and other medical personnel to serve the area. And in 1970, around 89 dentists were serving Lakeside and surrounding populations.

The Lakeside Planning Area is served by the Lakeside Fire Department Ambulance District and Hartson's Ambulance Service. The Fire Department Ambulance District is operated by the Lakeside Fire Protection District and is staffed by firemen with Emergency Medical Technician and Advanced First Aid licenses. It has a recently purchased ambulance that meets the standards. A paramedics program was recently initiated by the Directors of the Fire District. Similar programs have been very successful in nearby communities. Ambulance service is not as efficient as may be necessary for a growing area such as Lakeside. However, the mutual aid agreements with both the Heartland Ambulance District and the County Mutual Aid group may help to improve future ambulance services.

## Parks and Recreation

The general parks and recreation goal of the Lakeside Community Plan states in part that "Parks are for people. Park and recreation facilities meet an important human need . . . Parks should not, therefore, be considered as mere acres of land to be acquired and maintained. Rather, they are a means by which Lakeside can reach its goal of enriching the lives of its people by providing opportunities for recreation, relaxation, and leisure time and cultural activities."

Historically Lakeside has been very fortunate in that its citizens have had easy access to large tracts of both publicly and privately owned lands. Regional parks abound in the area and even the community's name is taken from the lake which is now surrounded by a very popular park within the town center. These resources will not provide for the comprehensive recreational demands which will be made by Lakeside citizens in 1995. Therefore, the Plan addresses two major challenges: the future use of the floodplain and the provision for neighborhood parks.

Of particular interest to citizens of Lakeside is a full utilization of the floodplain for water-oriented recreational pursuits. One of the unique attributes of Lakeside is a rich abundance of sand and gravel in the bed of the San Diego River. The mining of this resource is one of the region's major industries and offers an opportunity for the citizens of the area to benefit from a cooperative effort between private enterprise and the public interest.

### Neighborhood Parks

Sixteen neighborhood parks have been located to provide park services within reasonable distance of population concentrations. It is intended that these sites will be adjacent to, if not a part of, existing school sites wherever possible. These sites should provide areas for passive and active recreation. One community park is designated by the Plan on a school site in the floodplain with an agriculturally-oriented recreation program.

Facilities such as a public swimming pool, arts and crafts activities, game rooms, and meeting rooms could be provided at school sites in conjunction with the civic center complex at Lindo Lake Park. The acquisition funding problem has been lessened by the recently instituted County program of providing funds for acquisition of local park sites financed in part by fees collected through Subdivision Ordinance. In addition to delineating 16 neighborhood park sites, a system of riding and hiking trails is included which provides many inter-community trails as well as access to regional and statewide systems (see map).

## CIRCULATION ELEMENT

Circulation implies movement of people, goods, and services in their particular environment. Its close interrelationship with land use makes circulation essential for the proper functioning of community activities. Transportation planning, then, is designed to accommodate traffic patterns to the functional organization of the community. Accordingly, transportation goals must reinforce and be consistent with other land use goals.

The overall circulation goal of the Lakeside Community Plan is "to meet the present and future needs for moving people and goods with a balanced transportation system which perpetuates Lakeside's rural atmosphere." The most reasonable method for accomplishing this goal is by allocating resources to all modes of travel and by developing a transportation system that maintains environmental standards. Although the auto can be expected to remain the dominant mode in the future, comprehensive transportation planning does not consider movement by the automobile exclusively. In order to improve accessibility at all levels, automobile facilities should be integrated with pedestrian, bicycle, and equestrian facilities. Each of these aspects of the transportation network is addressed below.

### Freeways

Freeways function as the primary thoroughfares for inter-community and intra-regional travel. They are designed for moving large volumes of cars at high speeds over long distances, usually to specific activity centers. Ingress and egress points, therefore, should be designed for maximum safety and convenience and limited to strategic intersections of the community's major street system.

Other sections of the Plan state that most residents are employed outside the community, thus, the primary use of the two freeways traversing Lakeside is to accommodate the journey-to-work trip. Interstate 8 is a major east-west corridor that provides residents in the southern end of Lakeside with access to major employment centers in central San Diego and South San Diego County. Highway 67 bisects central Lakeside and serves as an east-west facility to the La Mesa-El Cajon area, a major employment generator for east San Diego County.

### Major and Collector Streets

Major streets act as secondary thoroughfares for inter-community travel and also serve to facilitate movement in high intensity areas. Since major streets are designed to support high volumes of traffic, every effort should be made to align these streets around residential, commercial, and industrial groupings. Where this practice is infeasible or impractical, the routing should proceed with minimum disruption of existing development.



It is a community goal to "route major thoroughfares and plan road construction schedules so that development pressure on undeveloped areas is minimized."

In order to accomplish this goal and discourage premature development, the following major streets have been planned to accommodate transportation needs until 1995. Woodside Avenue between Maine Street and Riverford Road; Wintergardens Boulevard between Riverside Drive and Pepper Drive; Los Coches Road between Julian Avenue and Interstate 8; Olde Highway 80; Maple View Street between State Highway 67 and Peno Drive; Lake Jennings Park Road between Maple View Street and Interstate 8; Blossom Valley Road between Lake Jennings Road and Flynn Springs Road between Blossom Valley Road and Interstate 8; and El Nopal Drive between Palm Row Drive and proposed Mast Boulevard. Access to properties along these major streets should be kept to a minimum for safety and efficiency. This is particularly a problem along Winter Gardens Boulevard where single family residences and scattered commercial uses enter this major thoroughfare. One solution to this situation would be the establishment of parallel streets to allow rear lot access while restricting access along Winter Gardens Boulevard.

The collector street system plays an intermediate role in the circulation system in that it distributes traffic between freeways and major streets and the local street system. The design of collector streets should be primarily concerned with the control of extraneous traffic coming into local areas and disrupting pedestrian movement and the natural character of neighborhoods. Construction of the streets should reflect the capacity of the area to be served and should provide signs, traffic controls and non-vehicular pathways properly located and easily distinguishable to users.

#### Light Traffic Collector

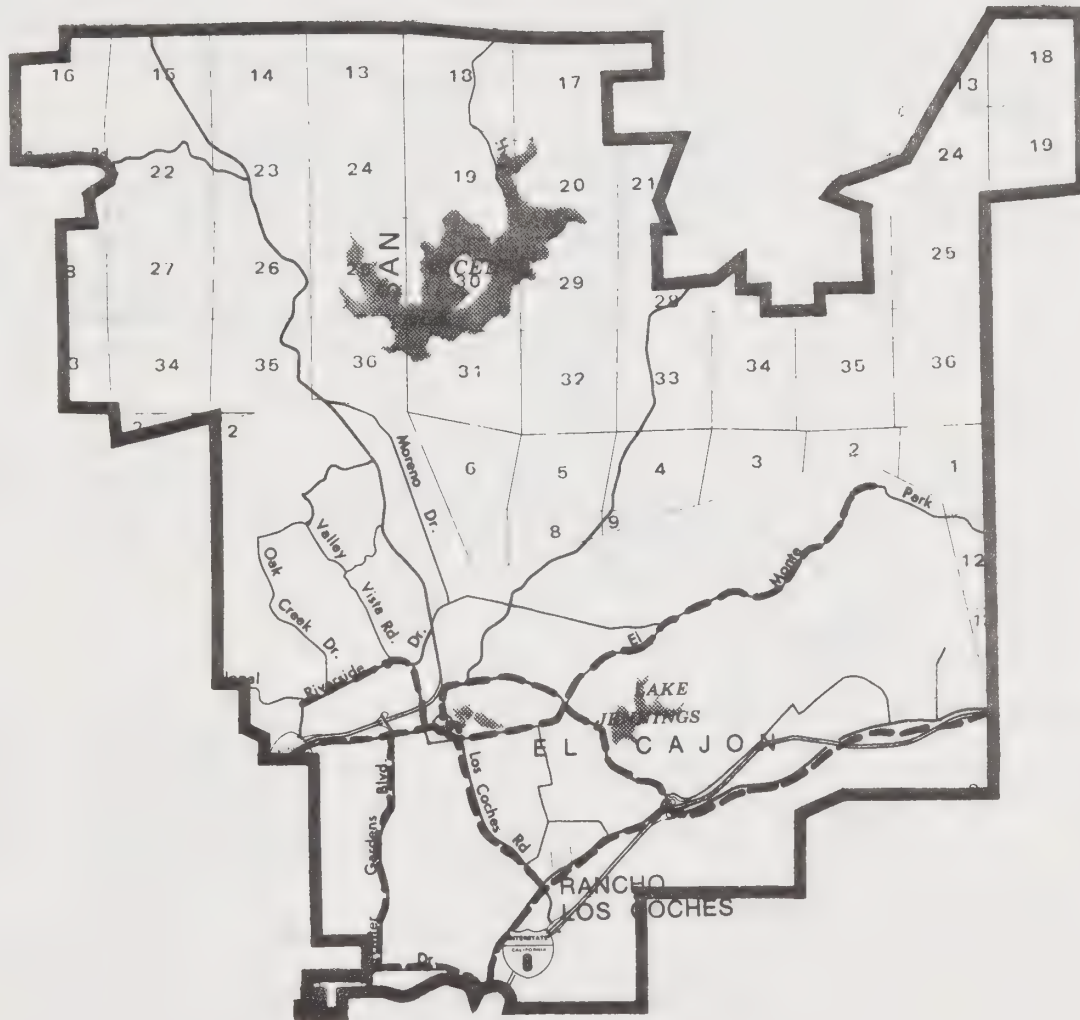
Two light traffic collectors are planned to distribute east-west traffic between Winter Gardens Boulevard and Los Coches Road. The two-lane collectors are extensions of Lemon Crest Drive and Rockcrest Road. By providing light traffic collectors to share the anticipated traffic, a four-lane collector can be avoided.

#### Local and Neighborhood Streets

The local and neighborhood street system might be considered that component of the circulation system that begins and ends all trips. Its primary function is to distribute traffic to and from major and collector streets. It is essential that these streets remain free of high speed through-traffic which endangers life and property and destroys the existing character of the neighborhood. This might be accomplished through subdivision standards that encourage traffic control signs and devices, street narrowing, pedestrian pavements, and cul-de-sacs.

Local street systems can also serve the dual purpose of providing for open space and recreation uses. Standards should enhance the natural features of the area and provide an attractive appearance for users and abutting land uses. Landscaping and tree planting should be developed in a manner that is compatible with the streets' topography and automobile and pedestrian use. Recreation space might be incorporated into street plans with provisions for equestrian and bicycling pathways and "tot lots" at dead-end streets.

## BICYCLE TRAILS



## Public Transit

The problems associated with total dependence on the automobile have become increasingly apparent. As the number and usage of motor vehicles increase, it becomes more essential to provide means of transport for those people unable or unwilling to use the automobile. The Plan recognizes the importance of allowing all residents to participate in the community's life style without having to depend on the private motor vehicle. The Plan goals encourage community support of an efficient public transit system.

In the past, public transit in Lakeside has failed because of its inability to adapt to changes in employment patterns and population movements. However, present land use patterns suggest that such a system might be feasible. As noted in other sections, a large percentage of the total trips and travel time of Lakeside residents is spent commuting to and from employment centers in central San Diego and the La Mesa-El Cajon area. This concentration of journeys in time and space may support an economical and efficient public transit operation.

As of February, 1975, public transit for the Lakeside Community provides service to the town center and adjacent areas and along Woodside Avenue and Wintergardens Boulevard. This line connects with the El Cajon transit terminal and provides express service to central San Diego. Total travel time from Lakeside to San Diego ranges from 1 to 1-1/2 hours.

## Pedestrian Ways and Bicycle Paths

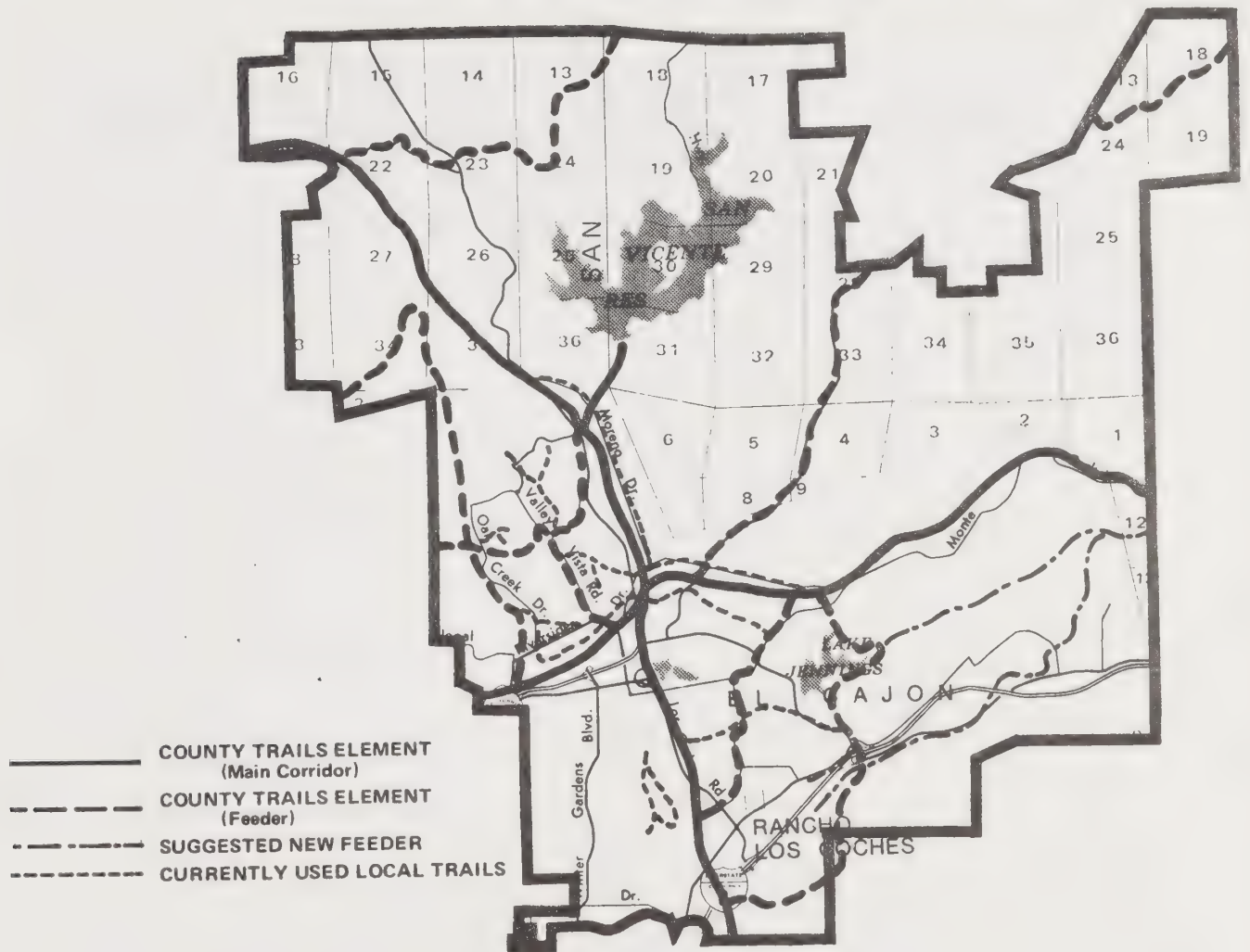
Increasing accessibility does not focus exclusively on problems with vehicular traffic. Pedestrian and bicycle movement should be fully integrated with the major and collector street system. Pathways for both uses should be strategically aligned so as to establish linkages between major activity centers. For example, consideration should be given to constructing an elevated bridge path or subway path across State Route 67. This would serve to link uses of the town-site and adjacent areas with the recreational and open space activities planned in the San Diego River floodplain. Design standards should emphasize facilities that are safe and convenient and have crosspoints at street intersections clearly identified for pedestrian and biking usage. The Bicycle Trails map which follows indicates those streets which should be given consideration in developing bicycle paths. All major and collector roads should eventually provide safe lanes for bicycle traffic.

## Trails

The earlier history of Lakeside as a rural environment has left a legacy of horseback riding and hiking. One of the overall goals of the Plan is "maintaining a rural atmosphere by providing a network of trails for horseback riders, hikers, and off-road vehicles." The Plan contains an elaborate trails system that is physically and functionally integrated with other major transport facilities. As the accompanying map illustrates, the proposed trails network is strategically connected with the Trails Subelement of the County General Plan. The San Diego, San Vicente, and Los Coches floodplains have been designated for these purposes, and offer the full amenities of the natural landscape at minimal development and maintenance cost.



# RIDING AND HIKING TRAILS





## APPENDIX A

### RESOURCE CONSERVATION AREAS

The following list and description of Lakeside Resource Conservation Areas refers to areas which were adopted as part of the County General Plan Conservation Element. The areas are identified on the Resource Conservation Areas map, a 1"=2 mi. scale map contained in the Conservation Element. A full description of the Resource Conservation Areas policies and programs is contained in Chapter 2 of the Conservation Element, pages X-12 through X-14.



## RESOURCE CONSERVATION AREAS FOR LAKESIDE

1. Iron Mountain - This resource conservation area is predominantly in the Ramona Community Planning Area where it has been adopted. The area contains very large, old growth Mixed chaparral. Several rare plants such as Smooth mountain mahogany, Golden eardrops the possibly threatened Lakeside wild lilac, Southern mountain misery and Heart leaf pitcher sage (Lepechinia cardiophylla) occur here. Iron Mountain and its vicinity is composed of very steep slopes and large rock outcrops.
2. San Vicente Reservoir - Resources in this area include the San Vicente Reservoir and surrounding steep peaks, and rocky ridges. The vegetation in the area serves as a significant wildlife habitat and contains several rare and endangered plants.
3. El Cajon Mountain - El Capitan Reservoir - This large area contains very steep slopes (the portion in Lakeside about 60 to 70 percent is greater than 50% slope) and isolated rocky peaks and ridges, including some of the largest granitic domes in San Diego County. Vegetation is excellent wildlife habitat with Oak woodlands, Coastal Sage scrub and Mixed and Chamise chaparral. The area contains such rare and endangered plants as the type locality for the threatened Lakeside wild lilac (Ceanothus cyaneus), the threatened Morena current (Ribes canthariforme), the Felt leaf rock mint (Monardella hypoleuca ssp. lanata) and Adders tongue fern (Ophioglossum californicum), the very rare and endemic Dense reed grass (Calamagrostis densa) and the rare Ramona cinquefoil (Horkelia truncata). The area contains historical and existing golden eagle nest sites.

The rocky peaks, especially El Cajon Mountain, serve as a scenic backdrop for El Cajon as well as the Lakeside region.

4. Sycamore Canyon - Resources in this area include the largest of the three known populations of the endangered Poway mint (Monardella linoides ssp. viminea), the rare Chocolate lily (Fritillaria biflora), and the rare Haplopappus juncus. Riparian woodland, steep slopes and chaparral vegetation in this area serves as an excellent wildlife habitat.
5. Lake Jennings - Resources in this area include Lake Jennings Reservoir and surrounding habitat, and the north facing slope on the south side of the San Diego River. Wildlife to be conserved in this area include several species of raptorial birds. These areas have been included in open space easements for several approved housing developments.
6. Flynn Springs - This area includes a mixture of oak woodlands and steep rocky slopes. Both the woodlands and the outcrops serve as valuable wildlife habitat.

## APPENDIX B

### REGIONAL POLICY 1: REGIONAL CATEGORIES

The following seven Regional Categories shall guide development within the unincorporated area of the County. These categories are delineated on the Regional Land Use Map.

The Current and Future Urban Development Area categories taken together constitute the Urban Development Area. The outer boundary of the Urban Development Area constitutes an Urban Limit Line on the Regional Land Use Map and the Community and Subregional Plan maps. Urban development will not occur outside the Urban Limit Line during the life of this plan.

#### 1.1 CURRENT URBAN DEVELOPMENT AREA (CUDA)

The Current Urban Development Area includes those County lands to which near-term urban development should be directed.

- Commercial, industrial, and residential uses and densities will be those permitted by the applicable Land Use Designations on the Community or Subregional Plan maps.
- In areas planned for residential densities at or above 4.3 dwelling units per gross acre, development should approach the maximum densities permitted by the applicable Land Use Designations depicted on the Community or Subregional Plan maps.
- On residential lands achievement of overall densities of at least four (4) dwelling units per gross acre will be encouraged. (This figure is an average, and need not be met on all developable land. In some areas it may be appropriate to consider the densities of adjacent cities within the same housing market area. It is not the intent of this plan to force higher densities into the low-density fringes of Urban Development Areas.)
- Density bonuses will be available for those developments using the Inclusionary Housing Policy.

#### 1.2 FUTURE URBAN DEVELOPMENT AREA (FUDA)

Future Urban Development Areas are those that will ultimately be developed at urban densities, but which in the near term, should be held in reserve. Future Urban Development Areas will be permitted to develop at low densities (ten acre parcel size or larger) until infilling has occurred in adjacent areas and services can be provided at levels necessary for urban densities. Certain areas adjacent to or encompassed by cities have also been placed in this category in order to encourage annexations.

- A parcel size of ten (10) acres will be required when considering divisions of land. A smaller parcel size will be permitted only when an area is annexed to an adjacent city or development is conditioned upon annexation.
- The boundaries between Current Urban and Future Urban Development Areas will be evaluated approximately every three years. Any such boundary adjustment shall be consistent with the Regional Air Quality Strategy (RAQS).
- The outer boundaries of all Current and Future Urban Development Areas will be designated as Urban Limit Lines beyond which urban development will not be permitted through 1995.

### 1.3 ESTATE DEVELOPMENT AREA (EDA)

The Estate Development Area combines agricultural and low density residential uses (parcel sizes of two (2) to twenty (20) acres will apply). Included in the category are those areas outside the Urban Limit Line but within the boundaries of the County Water Authority.

- Where authorized, parcel sizes of two (2) to twenty (20) acres or larger will be permitted depending on the slope criteria in the underlying Community or Subregional Plan Land Use Designations.
- Clustering or lot averaging will be permitted, providing:
  - the project will not require urban levels of service, and
  - at least 40% of the project area is in permanent open space.
- Where groundwater is the sole source of water supply, the guidelines for land development as stated in the County Groundwater Policy will apply.

### 1.4 RURAL DEVELOPMENT AREA (RDA)

The Rural Development Area includes all privately owned properties outside the service boundaries of the County Water Authority. This area is primarily made up of agricultural or unimproved lands and remote pockets of residential development. Parcel sizes will generally be dictated by the availability of groundwater and other environmental and resource constraints.

- Where authorized, parcel sizes of four (4) to forty (40) acres or larger will be permitted depending upon the Land Use Designations on the applicable Community or Subregional Plan map, and the guidelines for land development as stated in the County Groundwater Policy.

### 1.5 COUNTRY TOWNS (CT)

This category applies to existing, small historically established retail/residential areas serving surrounding low density rural areas or functioning as resorts. They are designated for generally one acre lots or more intensive uses and are clearly removed geographically from existing or projected urban areas.



The Element provides for containment but at the same time allows for low density urban development within the town itself. Outside of the towns, the surrounding Estate or Rural Area development standards will apply. This simple approach establishes a minimum of planning restriction while maximizing the integrity of the rural atmosphere associated with the Country Towns.

- Uses and densities will be those permitted by the applicable Community or Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.
- Expansion of Country Town boundaries will be discouraged but will be permitted to meet emergency health and safety needs of contiguous subdivided land.

#### 1.6 ENVIRONMENTALLY CONSTRAINED AREAS (ECA)

Environmentally Constrained Areas include floodplains, lagoons, areas with construction quality sand deposits, rock quarries, agricultural preserves, and areas containing rare and endangered plant and animal species. Development in these areas, while guided by the County General Plan, should be preceded by thorough environmental review and implementation of appropriate measures to mitigate adverse impacts.

- Uses and densities will be those permitted by the applicable Community and Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.
- The resource responsible for the designation of an ECA shall be identified and appropriate mitigation measures included in any project approval.
- Flood prone areas which are not planned for stabilization will be retained in natural, open, and other non-urban uses.
- Areas designated Agricultural Preserve shall be designated "Environmentally Constrained Areas."

#### 1.7 SPECIAL STUDY AREAS (SSA)

- This category will be applied on an interim basis and for a specified period of time to areas in which development should be suspended or restricted pending completion of detailed review or study.
- In the Desert Special Study Area (Borrego Springs), no application for changes in the General Plan which would result in an overall increase in the potential number of dwelling units shall be approved until a cumulative environmental analysis and long range plan are prepared for the area.
- In the Otay Mesa Area, division of land or rezones shall be discouraged pending completion of studies on implementation of the Economic Development District.



## APPENDIX C

### REGIONAL POLICY 3: COMMUNITY AND SUBREGIONAL PLANS

Regional Categories delineated on the Regional Land Use Map shall be implemented through Land Use Designations delineated on Community and Subregional Plan maps. Within these Community and Subregional Plan areas, the following additional policies shall apply:

#### 3.1 URBAN DESIGNATIONS

Except as otherwise specified in Policies 3.2 or 3.4, urban designations shall be applied to contiguous planned commercial and residential areas associated with a community or city center. Land Use Designations permitting densities of one (1) dwelling unit per gross acre or a higher density shall not be applied outside of Urban Development Areas, Country Towns, or existing locations.

#### 3.2 COMMUNITY PLAN DESIGNATIONS

Community and Subregional Plan designations, goals, objectives, and policies shall be consistent with the Regional Categories, goals, and policies of the Regional Land Use Element. Until public hearings are held to achieve consistency between the Regional Land Use Element as adopted by the Board of Supervisors on January 3, 1979 and the existing Community or Subregional Plans, the Land Use Designations of the Community or Subregional Plans shall take precedence over the Regional Categories. In the event a finding of consistency must be made between the old land use categories and the new designations, the attached Interim Conversion Table shall be utilized.

#### 3.3 COUNTRY TOWN BOUNDARIES

Country Town boundaries as delineated on the Regional Land Use Map are based on the existing land use pattern and Use Designations shown on each Community Plan or Subregional Plan map. Precise boundaries may be adjusted to better reflect community characteristics as long as such adjustments do not represent an expansion into areas deemed inappropriate by the goals and policies of the Regional Land Use Element.

#### 3.4 EXISTING PRIVATE DEVELOPMENT PLANS AND SPECIFIC PLANS

Existing private development plans, specific plans, and applications to expand the boundaries of existing private development plans and specific plans may conflict with the categories of the Regional Land Use Element. In these cases, for the purpose of consistency with the Regional Land Use Element, a private development plan or specific plan or expansion thereof will be deemed consistent with the General Plan if one of the following findings is made:



1. The project will not adversely affect or promote premature growth to adjacent properties, and

the project has sufficient facility capacity to accommodate both the present and future population if built out to capacity, and

a substantial private investment in public facilities has been made on the basis of past approvals of development phases, and

the proposed development does not exceed the maximum density as granted on the original private development plan/specific plan or the proposed development does not exceed the maximum density as shown on the Community/Subregional Plan maps which resulted from previous approvals of Private Development/Specific Plans; or

2. The density and character of development is substantially in conformance with the Regional Land Use Element goals.

### 3.5 EXISTING (80% -- 100%) SUBDIVIDED OR (80% -- 100%) DEVELOPED USES

Existing subdivided or developed uses which are not deemed appropriate for expansion pursuant to the goals of the Land Use Element may exist in certain locations of the County at the time of adoption of this Element. Subdivided/developed uses is defined as a project or an area which is at least 80% subdivided or developed to its capability when considering the density/type of development permitted when originally planned. In these cases, for the sole purpose of implementation, existing subdivided lands and developed uses (e.g., mobilehome parks) may be classified to a Use Regulation consistent with those uses. Expansion of these or similar uses into undeveloped adjacent areas must be consistent with the applicable Regional Categories and Land Use Designations.

### 3.6 LOW AND MODERATE INCOME ELDERLY HOUSING

It is the intent of the Regional Land Use Element to encourage the development of housing for all economic groups in the community (Goal #6). To implement this, developments not to exceed 60 du/gross acre may be permitted in Current Urban Development Areas if all of the following findings are made:

1. 100% of the units shall be made available to low and moderate income elderly households (as defined by the U.S. Department of Housing and Urban Development).
2. A major use permit, pursuant to the County Zoning Ordinance, shall be approved by the Planning Commission and/or Board of Supervisors.

3. Sufficient services and facilities shall be available to support the project including public mass transportation.
4. The project shall be free from non-mitigatable, adverse environmental impacts or the Planning Commission and/or Board of Supervisors shall make a statement of overriding consideration as required by Section 15089 of the State EIR Guidelines.

### 3.7 EXISTING MOBILEHOME PARK MAJOR USE PERMITS/VARIANCES

Mobilehome parks which have been authorized by Major (Special) Use Permits or variances which have been vested may exist in certain locations throughout the County in conflict with the Regional Categories of the Land Use Element. In these cases, for the purpose of determining consistency with the Regional Land Use Element and the applicable Community or Subregional Plan, an approved and vested major use permit or variance for a mobilehome park may be subdivided into individual mobilehome park lots if all of the following findings are made:

1. The project will not adversely affect or promote premature growth to adjacent properties.
2. Sufficient facility capacity can be provided prior to need to accommodate both the present and future population if built out to capacity.
3. The proposed subdivision will be in substantial conformance with the design approved by Major Use Permit or variance.
4. The proposed subdivision does not exceed the maximum density as granted by the Major Use Permit or variance.
5. All applicable Zoning Ordinance and Subdivision Ordinance standards and regulations have been complied with and any measures proposed to mitigate environmental impacts have been accomplished by the applicant.

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